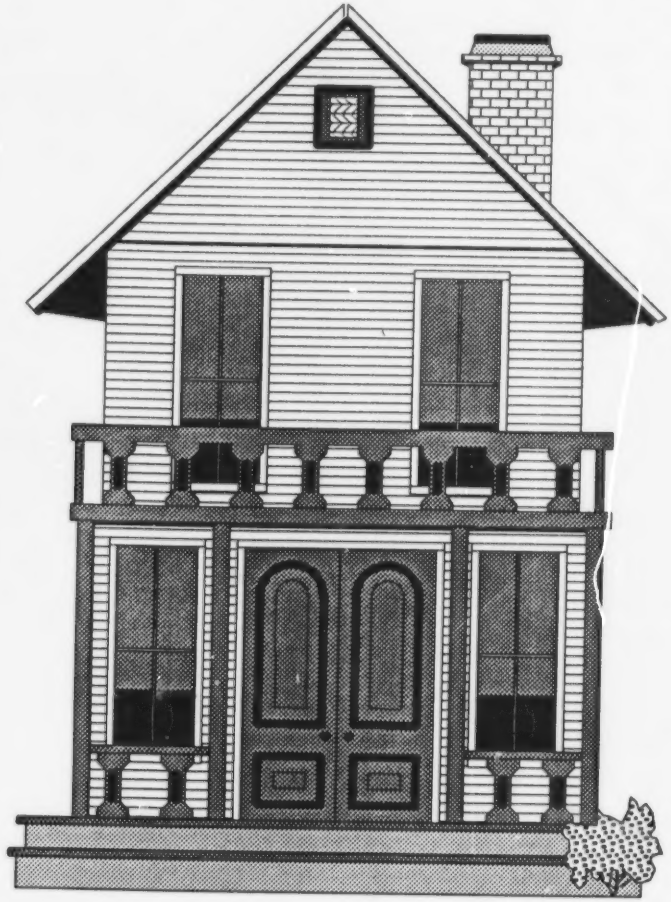

Annual Housing Review

1988

Regional Municipality of Ottawa-Carleton
Planning Department
August 1989

12 - 35.5

89-06433/

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Introduction

On 9 January, 1985, Regional Council adopted a recommendation directing planning staff to prepare annual housing reviews which would report on housing activities and progress made towards the achievement of targets set out in the Regional Housing Statement Update (RHSU).

This, the fifth annual housing review, focuses on housing activity in the RMOC in 1988. The report is descriptive; no changes in Regional housing policy are proposed in this review.

A complete update of the 1985 Regional Housing Statement will be undertaken by the Planning Department in 1989.

Summary

Residential Land Supply

- At the end of 1988 there was a 4.3 year supply of vacant residential land which was either registered or draft approved for development; thus the target of a two year supply of vacant residential land was easily met. The East and West Urban Communities accounted for 65% of the vacant residential land while Barrhaven had only 3.8%. Council's objective of having a minimum ten year supply of serviced residential land, as specified in the new Regional Official Plan, was not met in 1988 as there was only a three year supply of serviced residential land available for development.

Rental Housing

- 1988 had the lowest number of rental completions (1,512) in the five years covered by the RHSU. Neither the target of 2,150 units per year to meet new demand, nor the target of an additional 750 units per year to increase the vacancy rate to 3% was met. Rental starts also decreased in 1988 to 1,610 units from 2,163 units in 1987. The vacancy rate dropped from 2.1% in April 1987 to 1.6% in October of 1988. Although the rent review guideline established for 1988 was 4.7%, rents increased by an average of 5.2% in 1988. Increases in average weekly earnings increased by 5.1%.

Assisted Housing

- The assisted housing target of 800 assisted units per year or 200-250 RGI units was not met in 1988, as only 294 assisted housing units were completed. It is unlikely that more than 68% of these units were RGI units. In contrast, there was an increase in assisted housing starts in 1988, with a total of 632, up from 510 starts in 1987. Non-profit housing allocations totalled 735 units in 1988 and the preliminary allocation for 1989 included 1,474 units allocated under the Federal-Provincial program and the Ontario government's "Homes Now" program. The need for assisted housing is growing as indicated by the increased number of applicants on the Ottawa-Carleton Regional Housing Authority's waiting list (+24%). This increase is due in part to the change in eligibility criteria in January 1988 which allowed singles and childless couples to apply for RGI subsidies.

Ownership Housing

- The target of 2,650 ownership completions per year has been exceeded for the fifth year with 5,964 units completed in 1988. The five year total is more than 12,000 units over the cumulative target. Ownership row starts increased significantly from 677 units in 1987 to 1,214 units in 1988. According to CMHC, this increase was in response to a strong demand for affordable single family substitutes. The average selling price of homes (according to MLS listings) was up by 7.7% in 1988 to $129,135, with detached housing types having the greatest increase. The price of new homes increased more substantially, rising by 13% in 1988 to an average of $196,187. Due to these increases in house prices, and higher average mortgage rates, the cost of home ownership increased by 9.0% in 1988.

Government Initiatives

- In October 1988, the Ministry of Housing launched the largest non-profit housing program ever sponsored by the Ontario Government. "Homes Now" will provide for the construction of up to 30,000 homes in Ontario within the next three to five years. The Province also broadened the eligibility criteria for RGI housing to include non-senior couples and singles. The Provincial Housing Policy Statement was announced in August 1988, outlining proposed provincial policy on housing issues as they relate to the land use planning process.

- At the Regional level, the Social Services Department continues to subsidize housing directly by providing per diems for emergency shelter, accommodation at domiciliary hostels, transition homes, alcohol and recovery homes, and also by operating two emergency shelters for families. The Housing Registries Office operates two placement services, Match and Share, and the Accessible Housing Registry. The Planning Department continued its participation in the Granny Flat demonstration project.

The Outaouais

- The Outaouais accounted for 22% of all starts in the Ottawa-Hull CMA, but remains a distinctly separate market from the RMOC. For example, newly completed single detached and semi detached houses in the Hull CMA were less than half the price of the same units in the RMOC. Further, rents are 8% to 22% lower in the Hull CMA than in the RMOC, depending on the size of the unit.

PART I - Production Targets

The Regional Housing Statement Update (RHSU, May, 1985) established production targets for several categories of housing for the five year period from 1984 to the end of 1988. The targets were based on a medium projection of population growth (1981 fertility rates and average net migration of +3,800 annually) and used 1981 household formation rates.

Overall Production Target

The RHSU established an overall production target of 27,750 over the five year projection -- an average of 5,550 units per year. This annual average target was surpassed for the fifth consecutive year in 1988 with 7,476 completions. A total of 36,508 units have been completed since 1983 for an average of 7,302 units per year.

Housing Orientation Target

To meet the needs of both family and non-family households, the RHSU recommended that 65% to 75% of new dwellings should be ground-oriented and 25% to 35% of new dwellings should be non-ground-oriented (apartments). The ratio in 1988 was 75.2% ground-oriented, 24.8% non-ground oriented. Over the five years since the establishment of the target, 71% of new units have been ground-oriented and 29% have been apartments.

Figure 1

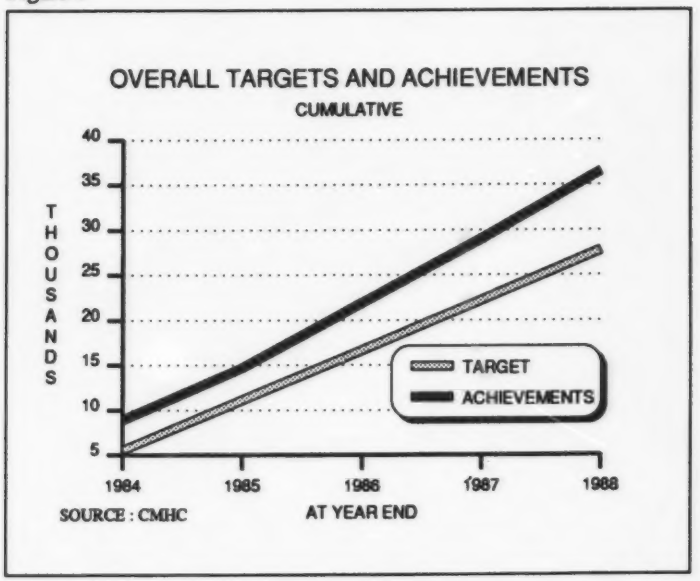
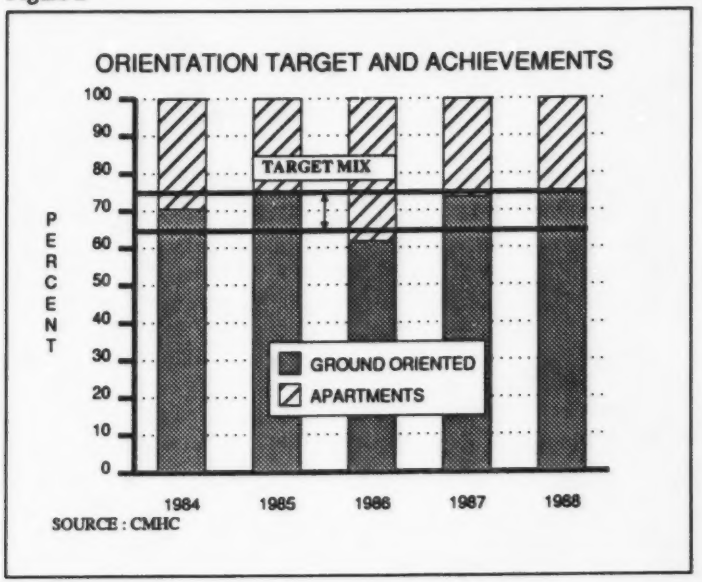


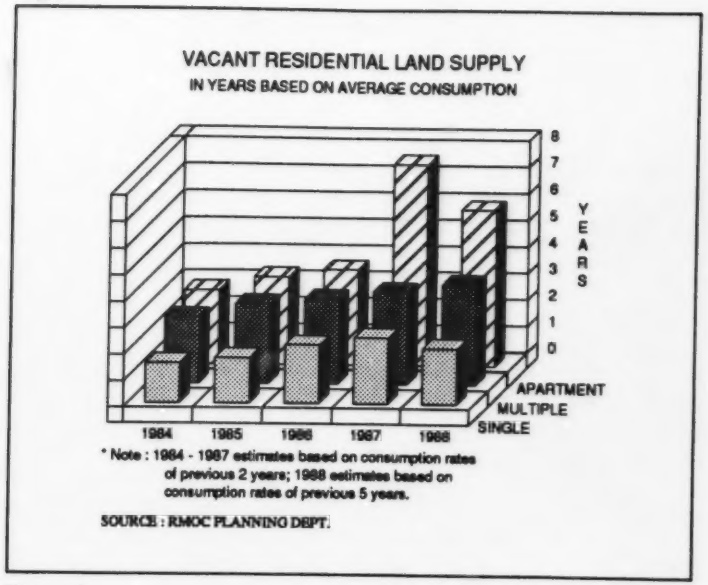
Figure 2



Land Supply Target

To ensure an adequate supply of land for housing, the RHSU established a target of a minimum of two years supply of residential land in the development process (registered or draft approved plans). At the end of 1988 there was a 4.3 year supply of land in registered and draft approved plans based on the average building rate and mix of development during the previous five years. This total comprises a 2.1 year supply of land for single-detached units, a 1.4 year supply of semi-detached units, a 2.4 year supply of land for multiples and a 5.9 year supply of land for apartments.

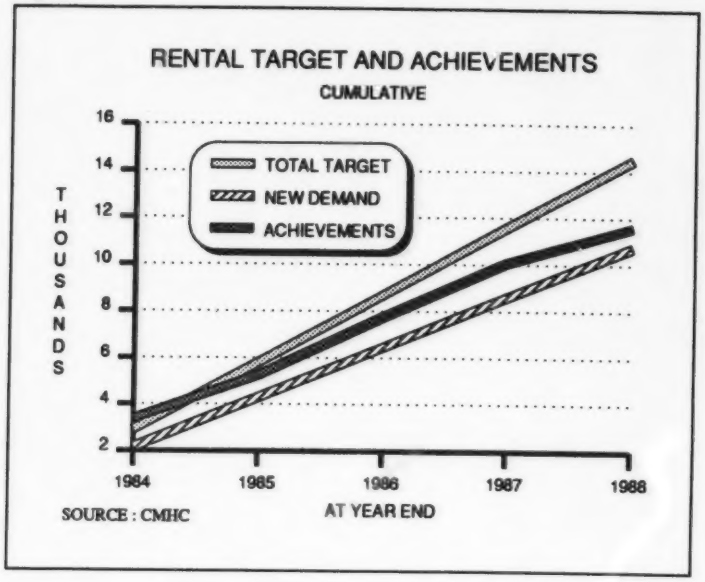
Figure 3



Rental Target

The rental target of 2,900 units per year established in the RHSU consists of two parts: 2,150 units per year to meet new demand, and 750 units per year to increase the vacancy rate to 3%. In 1988 there were 1,512 rental units completed. This falls short of the target and the projected requirement to meet new demand, and is a significant drop from the previous year when rental completions totalled 2,335. 1988 recorded the lowest number of rental completions of the five year study period. In total, 11,600 rental units have been completed since 1984. This is short of the five year target of 14,500, but is in excess of the projected requirement of 10,750 units to meet new demand.

Figure 4



Assisted Housing Target

The RHSU set a target for the production of assisted housing at 800 units per year, for a five year total of 4,000 units. This target was based on the need for rent-geared-to-income (RGI) subsidized units and assumed that about 25% of new family units and 50% of new seniors units would be RGI units, with the remaining units being rented at market rent levels. The target level of production would therefore result in about 200-250 RGI units per year.

In 1988 there were 294 assisted housing completions. Although this is short of the target, a larger proportion of units in each project is RGI than was previously the case, in accordance with the non-profit program introduced in 1986.

The exact number of RGI units that will result from 1988 completions is difficult to determine because, under the new non-profit program, each project can have from 40% to 100% of its units RGI, depending on need and on the sponsoring organization's objectives. At a minimum, it can be estimated that 117 RGI units were completed in 1988.

Figure 5

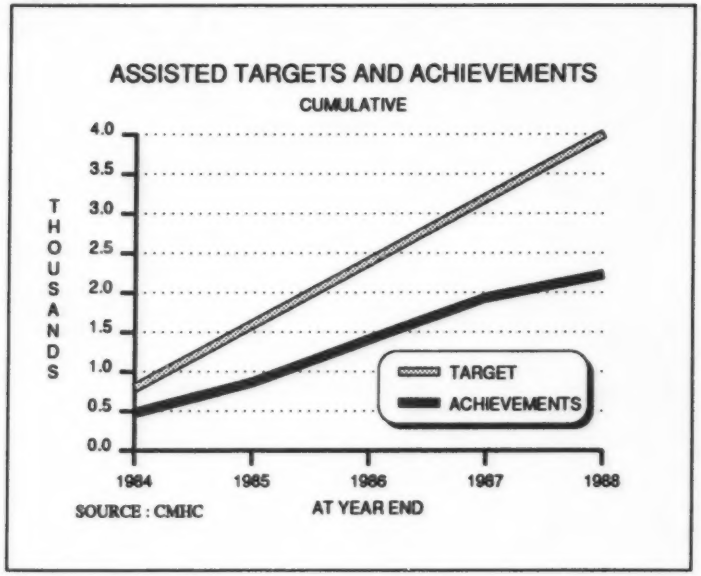
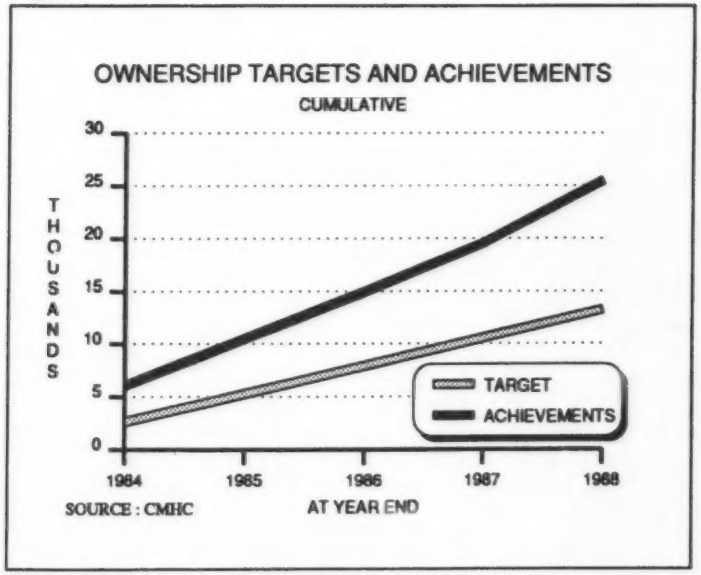


Figure 6



Ownership Target

The target of 2,650 ownership units per year has been exceeded each year since the target was established. With the completion of 5,964 units in 1988, the five year total reached 25,543 units, surpassing the target by over 12,000 units.

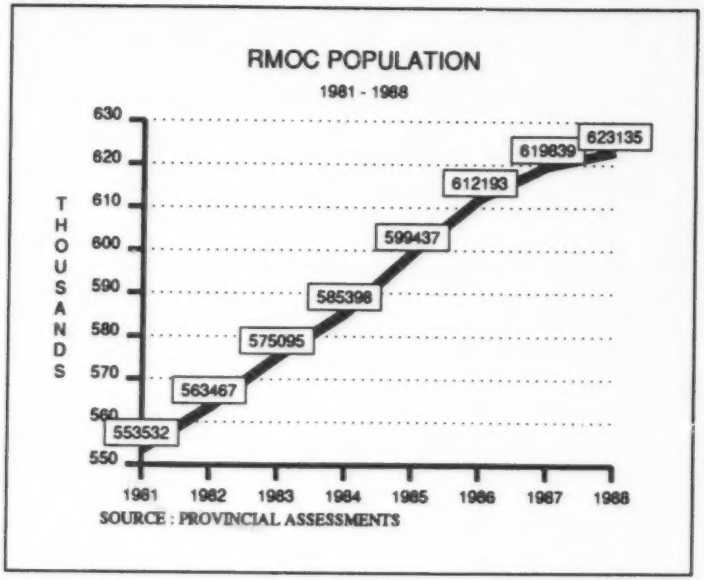
PART II - Population and Economy

Population

The year end population of Ottawa-Carleton was 623,135 according to Provincial Assessment data. This is up 3,296 (0.5%) from the 1987 year end figure. (Note: Data reported for 1988 is not year-end data and was collected using a different methodology from 1987. Given the migration rate and the number of housing completions in 1988, it is likely that the population is higher than indicated by the assessment).

Over the five years covered by the Regional Housing Statement Update (RHSU) projections and targets, the assessed population of the RMOC increased by an average of 9,608 persons per year. The RHSU projected an average increase of 7,500 per year.

Figure 7

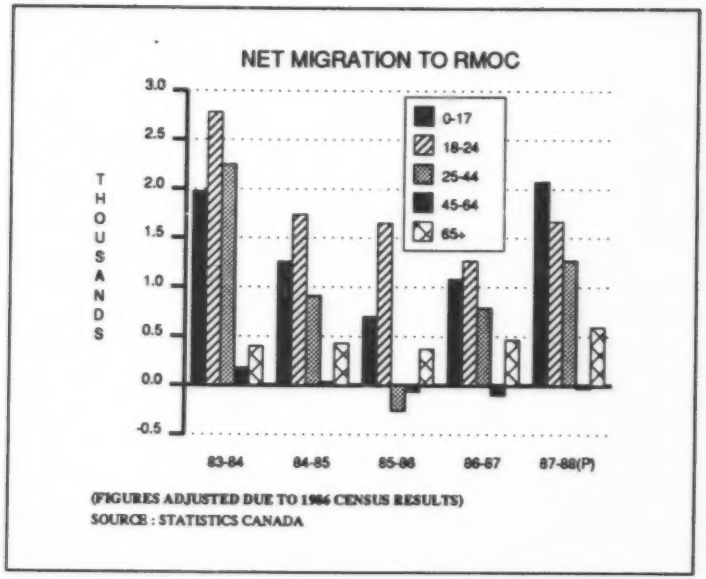


Migration

Preliminary data indicate that net migration increased again in 1987-88 to 5,588 from 3,504 in 1986-87. Intraprovincial, Interprovincial, and international migration flows all contributed to this increase. Migration out of Ottawa to other areas in Ontario showed signs of slowing as the net loss of people is 40% less in 1987-88 than in 1986-87.

The 0-17 age group dominated the net migrant population in 1987-88 accounting for 2,080 of the total, up from 1083 in 1986-87. The 18-24 and 25 - 44 age groups also increased significantly from 1986-87 levels by 31.6% and 61.4% respectively.

Figure 8

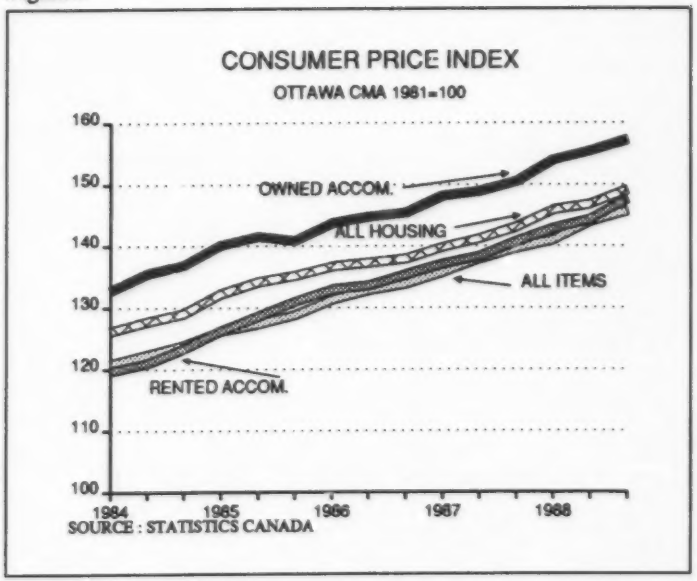


Inflation

The general rate of inflation (annual average percentage change in the Consumer Price Index) in the Ottawa CMA in 1988 was 4.2%, up 0.2% from 1987. The general rate for Canada in 1988 was 4.1%, down from 4.4% in 1987. The housing component of the consumer price index (CPI) was up by 4.1% in 1988. This is slightly lower than the general rate of inflation but is up from the increase in the housing component of 1986 and 1987, when the increase was 2.5% and 3.2% respectively.

Within the housing component, the rental component increased by 4.4% in 1988, and the owned accommodation component increased by 4.2%. The rent review guideline calculated by the Ministry of Housing for 1988 was 4.7%, down from the 1987 guideline of 5.2%. The guideline is the amount by which a landlord can increase the maximum rent for a unit without approval from the province.

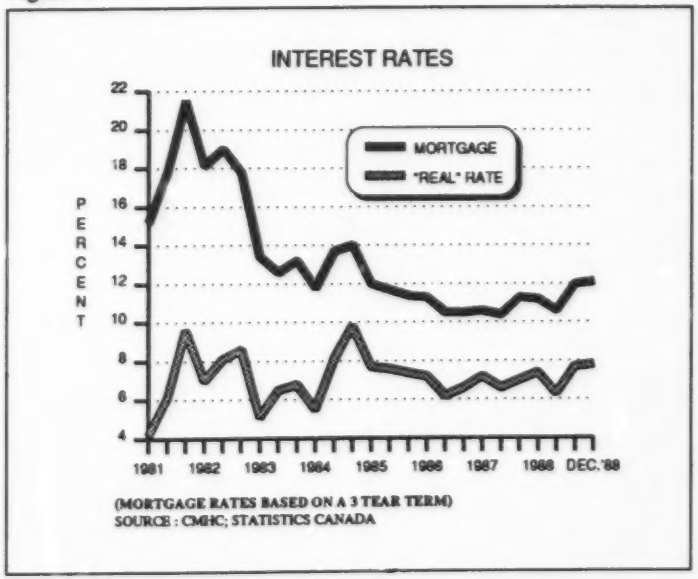
Figure 9



Mortgage Rates

Mortgage interest rates (for a 3 year term) have continued to increase from the 1987 low of 9.97% to 10.5% in April 1988, and up to 12.1% in December 1988. On average, rates were higher in 1988 (11.4%) then they were in 1987 (10.7%). The real interest rate (i.e. the nominal rate minus the rate of inflation) remained in the relatively high 7% range, reaching 7.8% in December 1988.

Figure 10

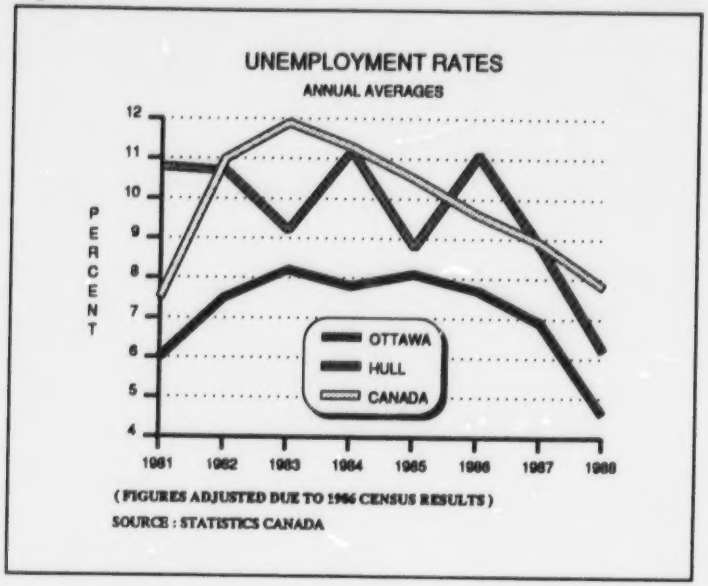


Employment and Unemployment

The Statistics Canada Labour Force Survey indicated a 6.7% increase in the 1988 Ottawa area (CMA) employed labour force to 349,000.

The unemployment rate fell to 4.6% in 1988 from 6.9% in 1987. The unemployment rate for Canada fell from 8.9% to 7.8% - leaving Ottawa-Carleton's rate 3.2% lower than the national rate.

Figure 11



PART III - Government Initiatives

Provincial Initiatives

In October 1988, the Minister of Housing launched the largest non-profit housing program ever sponsored by the Ontario government. "Homes Now" with a budget of up to $2 billion for low-cost financing, will provide for the construction of up to 30,000 homes within three to five years. Ten percent of the total program was allocated in October, including 500 units to the City of Ottawa (City Living).

The Province, in response to the Task Force Report on Roomers and Boarders, broadened its eligibility criteria for RGI housing to include childless couples and singles. The new criteria came into effect in January 1988 and applies to housing managed by OCRHA as well as co-operatives, municipal non-profits, and private non-profits. Another change in eligibility criteria in 1988 eliminated the requirement for a one-year minimum residency in Ontario.

The Rental Housing Protection Act, initially passed in 1986 as a two-year temporary measure, was extended for another year to June 1989 to permit the drafting of permanent legislation to protect the rental housing stock. The principal effects of the RHPA include the prohibition of conversions from rental to condominium anywhere in the province; and the regulation of demolitions of rental housing in larger municipalities (i.e. City of Ottawa).

The Province established a new interest in housing through the announcement in August 1988 of a proposed Provincial Policy Statement on Housing. This Statement outlines the Province's policy on housing issues as they relate to the land use planning process. A key feature of the policy is the requirement that all municipalities provide for 25% of new housing to be affordable.

Social Services Department

The RMOC Social Services Department subsidizes housing directly in four ways: 1) by providing per diems for emergency shelter for singles in five hostels (All Saints for Women and Shepherds of Good Hope, Hope Outreach, The Salvation Army, and the Union Mission for men); 2) by operating two emergency shelters for families; 3) by providing per diems for accommodation at Domiciliary Hostels; 4) by providing per diem funding for transition homes and alcohol and recovery homes.

The number of beds available for singles in emergency shelters has increased from an average of 4,949 beds per month in 1987 to 5,978 in 1988. The average monthly occupancy level has increased from 54% in 1984 to 77% in 1988.

Since January 1988, the Social Services Department has worked with a community-based Shelter Committee to develop plans for additional and replacement facilities. In 1988, funding was provided to extend the hours of operation of the hostels to 24 hours a day. In 1989, the Department worked with hostel operators to develop standards in an effort to ensure similar services are available across all shelters.

The Social Services Department operates two emergency shelters for families at 60 Waller St. (22 units) and 159 Forward Ave. (17 units), for a total of 39 units. Since the summer of 1986 the occupancy level at these shelters has decreased. Because the per-unit operating cost increases as the occupancy rate decreases, the shelters have become less economical, and consequently the Department will be consolidating the two facilities by closing the Waller St. facility and expanding the Forward Ave. facility to 25 units.

The Domiciliary Hostel program provides per diems for longer term accommodation with some support for frail elderly and post-psychiatric persons. The average number of beds subsidized per month in 1988 was 761, up from 725 beds in 1987. The per diem rate ranged from $24.73 to $28.00 in 1988, up from $23.78 to $26.25 in 1987.

The twelve Community Services Centres of RMOC Social Services Department individually provide a range of housing-related services such as advocacy and advice.

Planning Department

The Regional Planning Department operates two housing placement services through its Housing Registries Office: Match and Share, and Homelink (formerly the Accessible Housing Program).

Match and Share attempts to join together people who have extra space in their houses and are interested in sharing it (providers) with people who are looking for accommodation (seekers). At least one of the parties in a match must be a senior citizen. In 1988, Match and Share received more than 1,000 inquiries and placed approximately 150 people through 35 successful matches.

The Accessible Housing Registry, which the Regional Municipality of Ottawa-Carleton developed and operated for one and a half years, became part of a Provincial project called Homelink in 1986. The mandate remained essentially the same, i.e. make the connection between persons with disabilities and accessible housing. In 1988, approximately 380 families were referred to 40 known accessible units. The Office continued to develop its inventory of accessible units and added 40 more housing projects to its listing. The Accessible Housing Handbook is available as a resource book in the Housing Registries Office.

The Department also continued its participation in the Portable Living Units for Seniors (PLUS) granny flat demonstration project and helped facilitate the move of one of the demonstration units from Rideau Township to Cumberland Township after the occupant moved to a nursing home in December 1988. The level of interest in the demonstration project remains high, with as many as 75 inquiries during 1988.

PART IV - Housing Markets

Housing Starts

Starts were up about 8.8% in 1988 to 7,925 units from the 1987 level of 7,285. The biggest increases in 1988 may be attributed to freehold row houses (+452) and condo apartment units (+717).

Single housing units starts were high again in 1988 comprising 50% of total starts, compared to 55% in 1987. Ownership row unit starts showed a marked increase from 1987, increasing from a total of 677 to 1,214 in 1988. According to CMHC, this increase was in response to a strong demand for affordable single family substitutes. Apartment starts increased from 1,578 units in 1987 to 2,192 units in 1988 due to a tremendous increase in the number of condominium apartments (201%). Rental apartments, representing 51% of the total apartment starts, actually decreased by 7.8%. Most of the condominium apartment construction activity occurred in the City of Ottawa. Assisted rental apartment starts were up again from 338 units in 1987 to 466 units in 1988.

Production of housing units exceeded absorption in 1988 by about 148 units. In 1987 the opposite was true, with absorptions exceeding completions by about 200 units. According to the CMHC, at the end of 1987 overall market conditions were balanced in all segments.

Figure 12

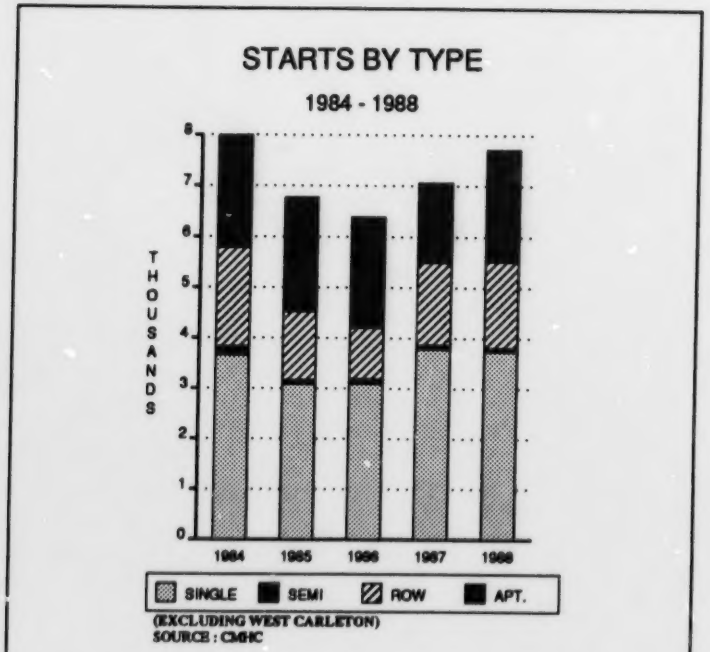


Table 1

Housing Starts By Type — RMOC

	Single	Semi	Row	Apt.	Total
1984	3656	184	1937	2222	7999
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925

Note: Data for West Carleton was included beginning in 1987

Source: CMHC

The share of total starts in RMOC in the urban municipalities (Ottawa, Vanier, Rockcliffe) increased slightly from 30% to 32%, while suburban municipalities dropped slightly from 59% in 1987 to 57% in 1988. The rural municipalities' (Goulbourn, Osgoode, Rideau, West Carleton) share of starts in 1988 remained unchanged at 11%.

The existing housing stock at the end of 1988 stood at 255,771: about 59.0% of which is in the urban municipalities; 34.5% suburban; and 6.5% rural.

Table 3

1988 Housing Starts

	Single	Semi	Row	Apt.	Total	Percent
Cumberland	912	2	110	88	1112	14.0%
Gloucester	455	12	192	179	838	10.6%
Goulbourn	220	6	56	0	282	3.6%
Kanata	558	2	194	8	762	9.6%
Nepean	883	12	570	334	1799	22.7%
Osgoode	221	0	0	0	221	2.8%
Ottawa	283	46	574	1545	2448	30.9%
Rideau	149	0	0	0	149	1.9%
Rockcliffe	5	0	0	0	5	0.1%
Vanier	50	2	10	38	100	1.3%
West Carleton	209	0	0	0	209	2.6%
RMOC	3945	82	1706	2192	7925	100%

Source: CMHC

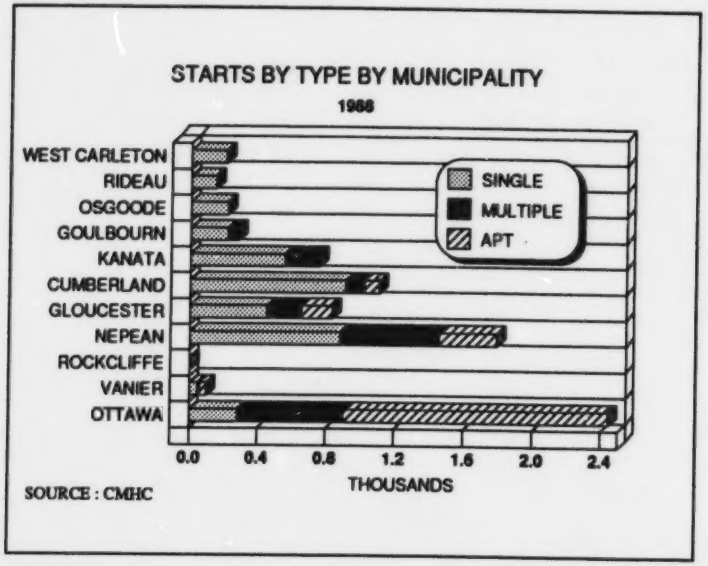
Table 2

Total Housing Stock
By Municipality 1988

	Total	Occupied	Vacant
Cumberland	10,490	10,202	288
Gloucester	31,323	30,418	905
Goulbourn	4,620	4,496	124
Kanata	10,566	10,286	280
Nepean	36,021	35,222	799
Osgoode	4,002	3,875	127
Ottawa	141,003	135,081	5,922
Rideau	3,586	3,467	119
Rockcliffe Park	752	723	29
Vanier	9,003	8,647	356
West Carleton	4,405	4,206	199
Total	255,771	246,623	9,148

Source: Provincial Assessment
Note : Seasonal dwellings, farms without residences and air bases not included

Figure 13



Land Supply

At the end of 1988 there was a 4.3 year supply of urban land in registered and draft approved plans based on average land consumption over the last five years. This total is comprised of a 2.1 year supply of land for single detached units, a 1.4 year supply of land for semi-detached units, a 2.4 year supply of land for multiple units and a 5.9 year supply for apartments. In total the registered and draft approved urban residential land supply and unit potential decreased from 948.2 ha (28,688 units) in 1987 to 848.4 ha (26,879 units) in 1988.

The vacant residential land supply in Kanata and Orleans represents 34.4% and 30.4% of the total vacant residential land supply respectively. Stittsville contained 9.5% of the vacant land, while Barrhaven accounted for only 3.8% of the total supply. (For more detail, see "Vacant Urban Residential Land Survey 1988 Update", RMOC Planning Department).

The 1988 Vacant Urban Residential Land Survey reported the servicing status of vacant residential land. The new Official Plan, adopted by Council in July 1988, states that it is the Council's objective to have a minimum ten year supply of residential land with trunk services. At the end of 1988, however, there was approximately a three year supply of serviced residential land based on consumption levels experienced over the last five years. The current supply of serviced land is significantly below the target prescribed in the new Official Plan.

Figure 14

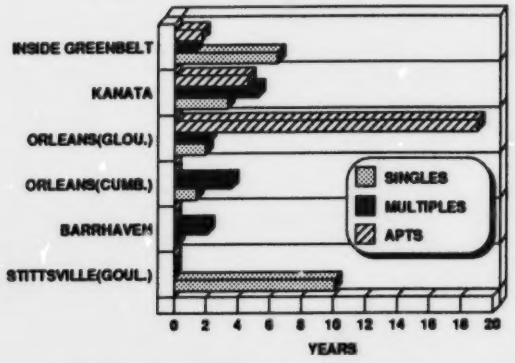


Table 4

Supply of Registered and Draft Approved Land by Unit Potential and Total Area

	Singles	Multiples	Apartments	Mixed	Total Units	Total Hectares
Inside Greenbelt	1004	1226	5201	3120	10551	185.2
Kanata	1350	1039	374	4080	6843	292.3
Orleans (Glouc.)	1210	903	586	68	2767	96.0
Orleans (Cumb.)	776	653	0	3148	4577	162.3
Barrhaven	40	274	0	611	925	32.1
Stittsville (Goul)	874	101	0	241	1216	80.5
Total	5254	4196	6161	11268	26879	848.4

Source: RMOC Planning Department

Rental Market

Rental Construction

Rental starts decreased by about 25% in 1988 to 1,610 units from 2,163 units in 1987. The decrease can be attributed to a drop in private rental starts. Rental units made up about 20% of starts in 1988 compared with 30% in 1987. Most of the Region's rental starts were in the City of Ottawa (60%) with Nepean accounting for 27.5% and Gloucester accounting for 11%. Of the 1,610 rental starts, 632 (39%) were in assisted rental projects including municipal non-profit, private non-profit, and co-operatives, with the remainder being privately initiated, for-profit projects. Assisted rental starts significantly increased over 1987, when 510 units were started, equivalent to only 24% of all rental starts.

Loss of Rental Stock

Data from the Municipal Building Profile Program which monitors demolition and conversion activity is available for the years 1985 to 1987. Analysis of this data shows a loss of more than 680 rental units during 1986 - 87. The net increase to the Region's housing stock was, therefore, about 5,850, 11% below the level of new construction. Furthermore, 40% of the 2,046 rental units completed during that period were in condominium buildings and would not be protected by the Rental Housing Protection Act. It is likely that similar activities occurred in 1988.

Vacancy Rates

The apartment vacancy rate declined from 2.1% in April 1987 to 1.6% in October 1988 (note: figures represent vacancy rates for privately initiated structures of six units or more). 1988 was the third consecutive year in which vacancy rates were greater than or equal to 1.5%. Between October 1981 and October 1985 vacancy rates were below one percent, and often close to zero percent.

The vacancy rate in rental row units was 1.3% in April 1988 and 0.8% in October. The row vacancy rate had been relatively stable since 1985 at between 1.1% and 1.4%. Prior to 1985 the rate had been at, or below, one half percent for over three years.

Figure 15

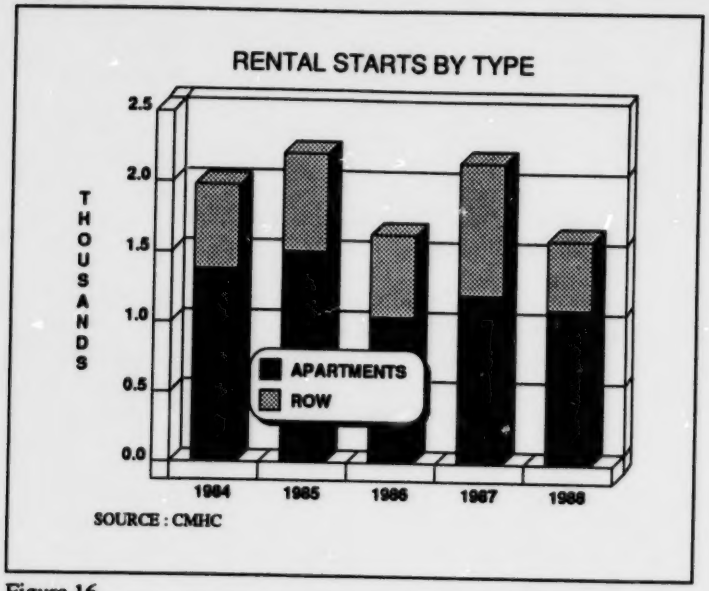
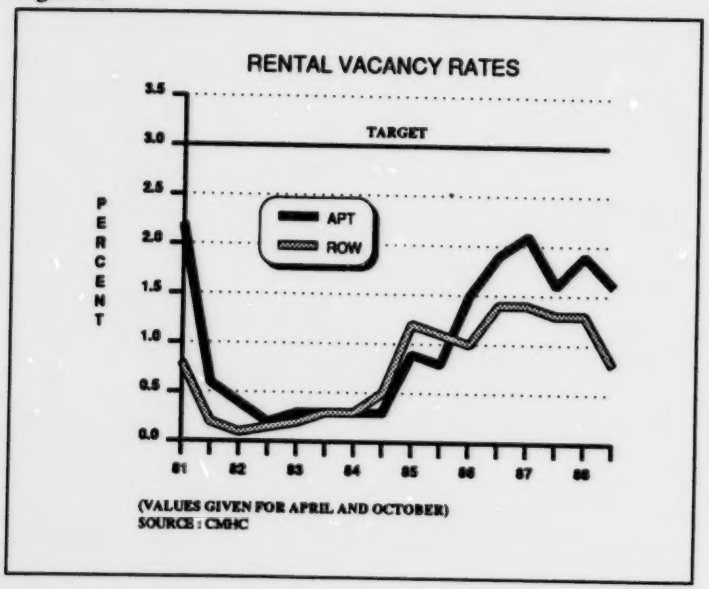
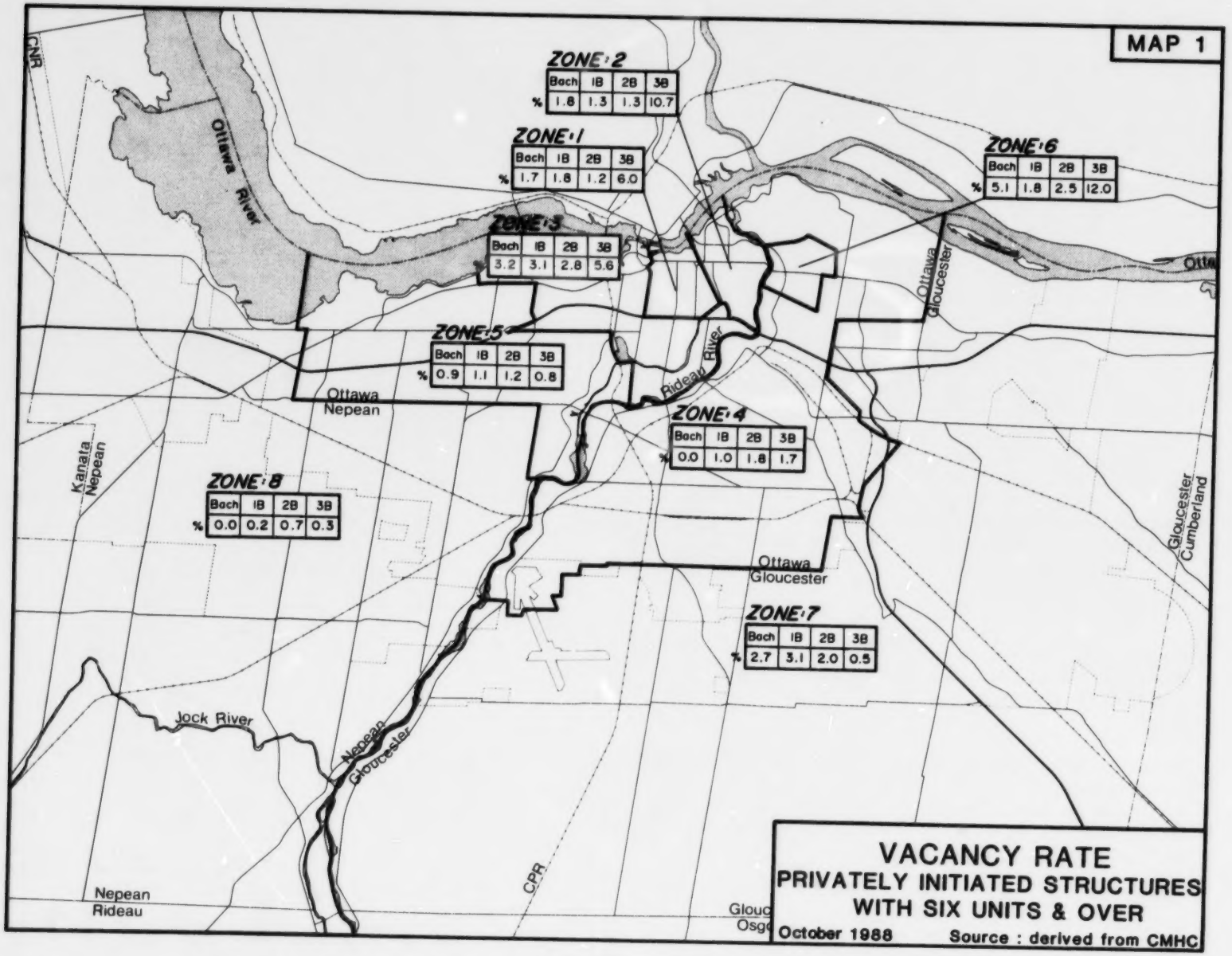


Figure 16

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ZONE: 1
Bach 1B 2B 3B
% 1.7 1.8 1.2 6.0
ZONE: 6
Bach 1B 2B 3B
% 5.1 1.8 2.5 12.0
ZONE: 3
Bach 1B 2B 3B
3.2 3.1 2.8 5.6
ZONE: 5
Bach 1B 2B 3B
% 0.9 1.1 1.2 0.8
ZONE: 4
Bach 1B 2B 3B
% 0.0 1.0 1.8 1.7
ZONE: 8
Bach 1B 2B 3B
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ZONE: 7
Bach 1B 2B 3B
% 2.7 3.1 2.0 0.5
CNR
Ottawa River
Ottawa Gloucester
Rideau River
Ottawa Nepean
Kanata Nepean
Ottawa Gloucester
Gloucester Cumberland
Jock River
Nepean Gloucester
CPR
Nepean Rideau
VACANCY RATE
PRIVATELY INITIATED STRUCTURES
WITH SIX UNITS & OVER
October 1988
Source : derived from CMHC

Rent

Apartment rents were 5.2% higher on average in 1988 than in 1987. Increases ranged from a 3.3% average for one bedroom units to a 6.1% average for three bedroom units. These figures represent both increases in rent for existing units and increases to the average from new additions to stock.

In October 1988, rents ranged from an average of $371 per month for bachelor apartments to $709 per month for three bedroom units. The average rent overall in October was $524 per month. These rents are for both occupied and vacant units. Although vacant units tend to have higher than average rent, in 1988 the difference between these rents has lessened. For example, a sample of one bedroom units from the October survey had a median rent of $469, while the median for vacant one bedroom units was $471. For two bedroom units the sample median was $581, while the median for vacant two bedroom units was $615.

The average rent in newer buildings (completed since 1976) was up to 23% higher than the average rents in units of the same size in older buildings. However, average rents in older buildings increased more in 1988 than did rents in newer buildings (this was also the case in 1987). For example, older one bedroom units increased by 5.4% while newer units increased by only 0.9%. The Rent Review Guideline for 1988 was 4.7%.

Vanier (CMHC zone 6), Sandy Hill (CMHC zone 2), and the east end of the City of Ottawa (CMHC zone 4) experienced the greatest rent increases in 1988 with average hikes of 6.6%, 5.7%, and 6.0% respectively.

The income required to rent an average private market apartment in October 1988 ranged from $14,840 for a bachelor unit to $28,360 for a three bedroom unit (at a 30% rent to income ratio). Average weekly earnings in Ottawa-Hull in October 1988 were $506.97 ($26,362 annually). Average weekly earnings in 1988 were 18.6% higher than the 1984 average, while average rents were 25% higher than the 1984 average.

Figure 17

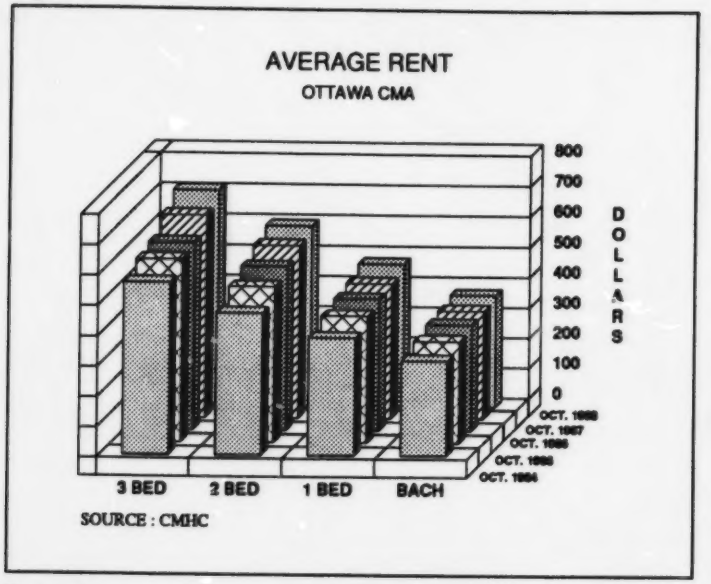
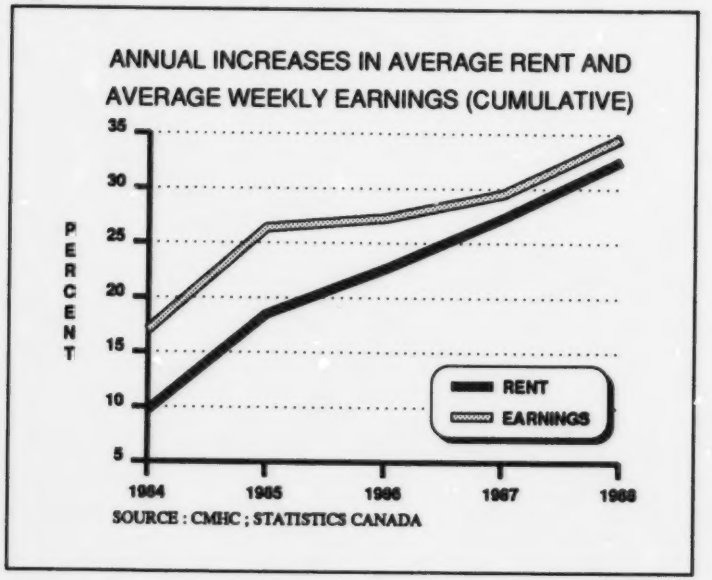
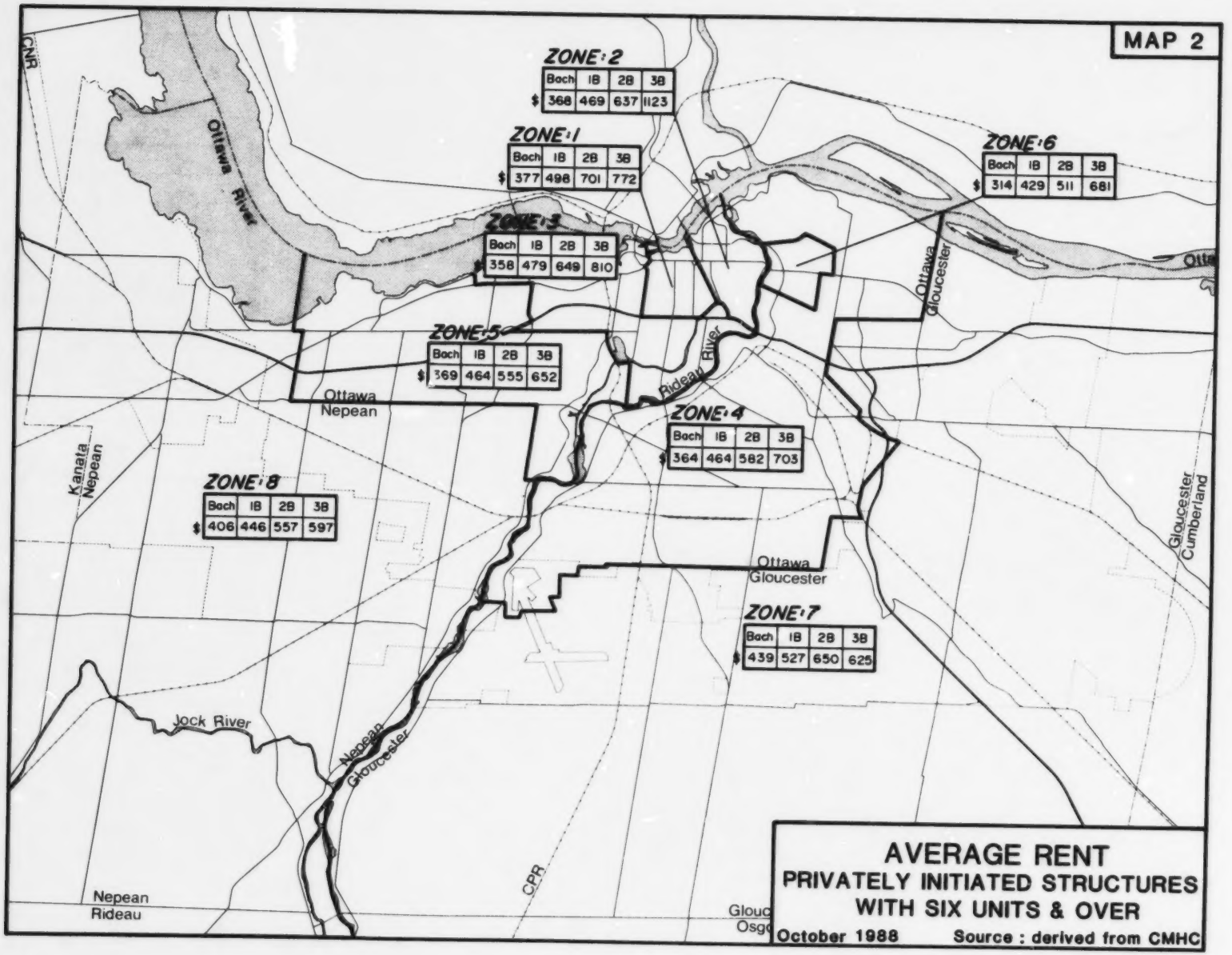


Figure 18

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ZONE: 1
Bach 1B 2B 3B
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ZONE: 6
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ZONE: 4
Bach 1B 2B 3B
$ 364 464 582 703
ZONE: 8
Bach 1B 2B 3B
$ 406 446 557 597
ZONE: 7
Bach 1B 2B 3B
$ 439 527 650 625
CNR
Ottawa River
Ottawa Gloucester
Rideau River
Ottawa Nepean
Kanata Nepean
Ottawa Gloucester
Gloucester Cumberland
Jock River
Nepean Gloucester
CPR
Nepean Rideau
AVERAGE RENT
PRIVATELY INITIATED STRUCTURES
WITH SIX UNITS & OVER
October 1988
Source : derived from CMHC

Assisted Housing

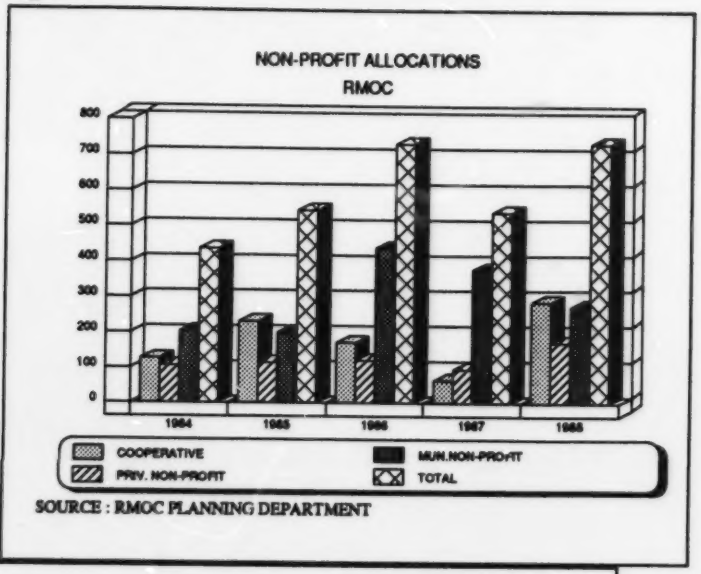
Construction

There were 632 assisted housing starts in 1988 -- up from 510 starts in 1987. This includes self-contained units in municipal non-profit, private non-profit and non-profit co-operative corporations.

About 77% of the assisted starts were in the City of Ottawa (487 units), with Nepean (16%), and Gloucester (7%) accounting for the remainder.

At the end of 1988 the assisted housing stock in the Region stood at about 18,250 units, including rent supplement units in privately owned buildings and some beds or rooms in non-profit projects. About 89% of the existing stock is located in the City of Ottawa.

Figure 19



SOURCE : RMOC PLANNING DEPARTMENT

Table 5

Existing Assisted Housing Units (Including rooms but not "special needs" projects)
By Program and Municipality
Dec. 1988

	Public Housing	Rent Supplement	Municipal Non-profit	Private Non-profit	Co-operative Non-profit	Total	% of Total Stock
Ottawa	8174	1012	4414 (66)	892 (120)	1744 (152)	16247 (338)	11.5%
Vanier	259	55	0	0	45	359	4.0%
Nepean	99	215	46 (100)	184	226	770 (100)	2.1%
Gloucester	0	247	0	38 (45)	170 (120)	455 (165)	1.5%
Cumberland	0	0	24	0	0	24	0.2%
Kanata	59	0	0	52	64	175	1.7%
Goulbourn	0	0	64	0	0	64	1.4%
Osgoode	0	0	82	0	0	82	2.1%
Rideau	15	0	30	0	0	45	1.3%
W.Carleton	0	0	25	0	0	25	0.6%
Total	8606	1529	4685 (166)	11166 (165)	2249 (272)	18235 (603)	7.1%

( ) Indicates under construction.
SOURCE : RMOC PLANNING DEPARTMENT

Allocations

The final 1988 non-profit housing allocation totaled 735 units including 616 family units and 104 senior units and 15 singles. 265 units allocated in 1988 were for projects outside of the City of Ottawa, up from only 66 units in 1987. The preliminary 1989 allocation is 1,474 units for all government sponsored programs including the Province's "Homes Now" program. The 1989 allocation includes 396 seniors units, 196 singles units, and 882 family units. The City of Ottawa will receive a minimum allocation of 500 units.

Table 6

1988 PROVINCIAL AND FEDERAL NON-PROFIT ALLOCATIONS

A. MUNICIPAL NON-PROFIT

Name / Location	Family Units	Senior Units	Special Units	Singles	Total
Nepean-Centrepointe	100				
City Living-Block 23 Greenboro.	66				
City Living-Clarence	40				
City Living-Mayview	54				
City Living-Bruyere				15	
MNP TOTAL	260	0	0	15	275
B.PRIVATE NON-PROFIT					
Community Works (Gloucester)	45				
Centretown Citizens (Ottawa)	60				
Ellwood House (Ottawa)		30			
Emily Murphy (Ottawa)	37				
PNP TOTAL	142	30	0	0	172
C. CO-OPERATIVES					
Better Living (Gloucester)	50				
Cardinus	78				
Dalhousie	16				
Tannenhof		74			
Federal Co-op Birchwood (Glou.)	70				
CO-OP TOTAL	214	74	0	0	288
TOTAL ALLOCATION	616	104	0	15	735

Source: Ministry of Housing

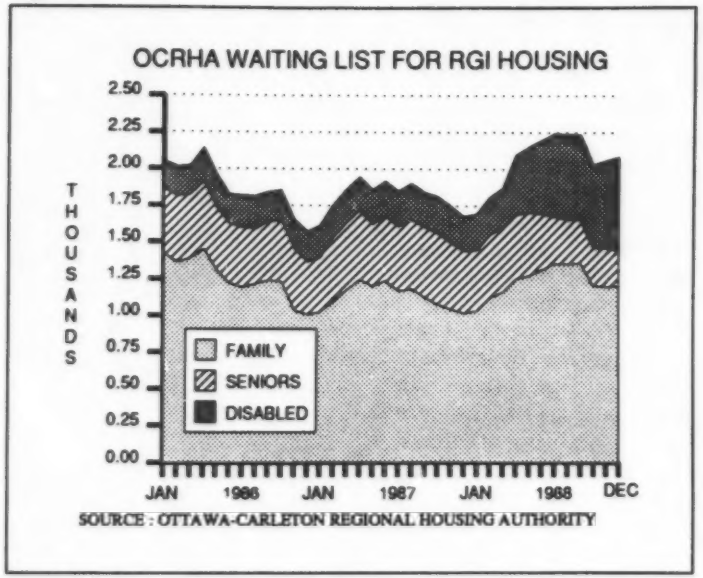
Need for Assisted Housing

The joint Ottawa-Carleton Regional Housing Authority/City Living waiting list for RGI housing stood at 2,084 at the end of 1988 -- up 24% from the end of 1987. The 1988 total includes demand by singles and childless couples (non-family households) who, prior to January 1988 were not eligible for RGI subsidies unless they were disabled. The waiting list was composed of 58% families, 11.5% seniors, and 30.5% singles and disabled. About 41.5% of those on the waiting list had more than 90 points on the needs rating system (in "deep core" need).

City Living maintains its own waiting list for applicants requesting market units and for some applicants for RGI units. About 60% of all City Living units, including 100% of all seniors units, are filled from their own waiting list. City Living's waiting list remained stable, rising slightly from 1,379 applicants in December 1987 to 1,382 applicants in December 1988. The number of families dropped slightly from 1,235 in December 1987 to 1,170 in December 1988, while the number of seniors increased from 144 in 1987 to 212 in 1988.

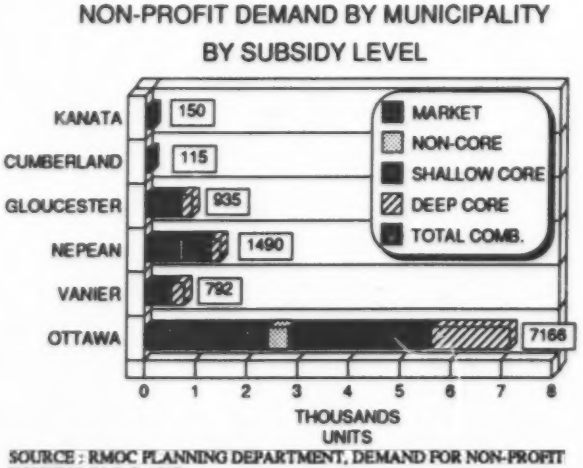
The R.M.O.C. Planning Department undertook a survey in 1987 to determine demand for non-profit housing in the Region (See "Demand for Non-Profit Housing in Ottawa-Carleton, 1987".). The survey indicated a total demand for 10,648 additional non-profit units over the two year period, 1987-89. Over 50% of the demand came from non-family households and over one half of them were in "core need" (16% deep core, 37% shallow core). The remainder of the demand was accounted for by families (34%) and senior households (14%).

Figure 20



SOURCE : OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY

Figure 21



SOURCE : RMOC PLANNING DEPARTMENT, DEMAND FOR NON-PROFIT HOUSING IN O-C, 1987

Ownership Market

Ownership Unit Construction

Housing starts intended for the owner occupied market were up by 23% in 1988 to 6,315 units from 5,130 units in 1987. The proportion of starts intended for owner occupancy increased in 1988 to 79.7% from 70.3% in 1987. Freehold ownership accounted for 76% of the ownership starts in 1988 (the remainder being condominium), compared with 86% in 1987. Both freehold and condominium row starts were up in 1988 by 134% and 25% respectively.

Within RMOC, ownership starts ranged from 60% of all starts in the City of Ottawa to 100% of all starts in Rockcliffe Park and the rural municipalities. In the suburban municipalities ownership starts accounted for a higher proportion of total starts than in 1987. In Nepean, ownership starts accounted for 75%, in Gloucester 79%, and in Kanata and Cumberland, almost 100% of starts were ownership units.

House Prices

The average selling price of houses listed on the Multiple Listing Service (MLS) in 1988 was $129,135 - up 7.7% from 1987. This is the largest annual increase in several years. A total of 9,036 units were sold through MLS in 1988, up from 8,824 in 1987. Detached housing types increased most in price (8.1% on average), particularly semi-bungalows (9.1%), and bungalows (8.9%). Semi-detached units showed a substantial increase of 9.3%. Row house prices, which had increased by 19.2% in 1987 dropped by over $6,000 in 1988 to an average selling price of $120,570. Price changes for all other housing types were greater than 3.5%.

Figure 22

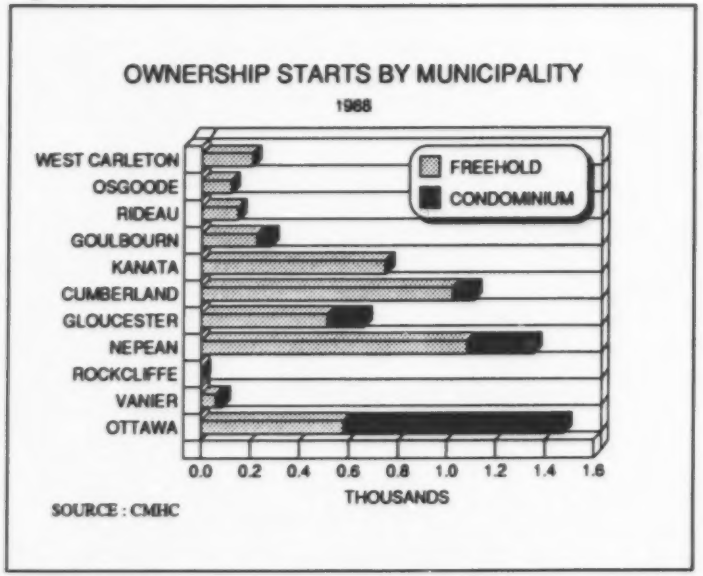
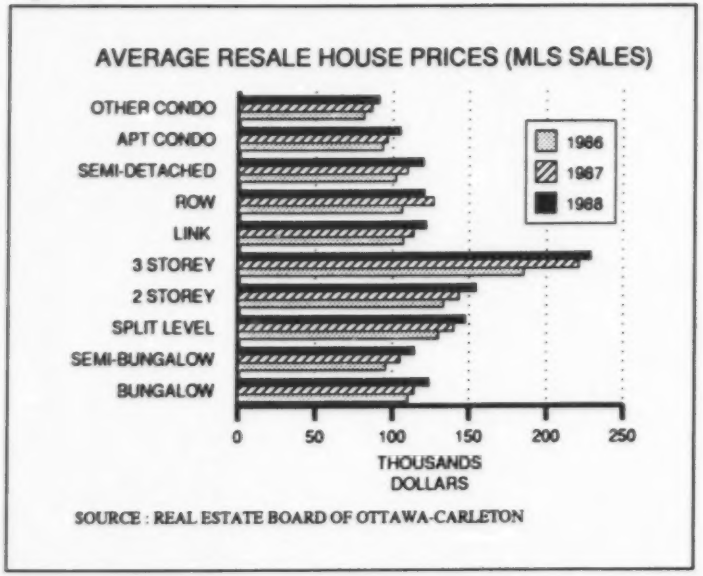


Figure 23



The Royal Lepage Survey of Canadian House Prices indicated a similar increase (+8%) in prices of houses of comparable quality during 1988. There was some variation of price increase within the Region, with standard two-storey and executive two-storey houses showing the greatest price increases in Kanata, while detached bungalows increased slightly more in Eastern RMOC and Orleans. Standard townhouse prices increased the most in the Western area.

New house prices (asking prices of new, unoccupied singles and semis) were up by 12.7% in 1988 to $196,187. This is similar to the increase observed in 1987.

Figure 24

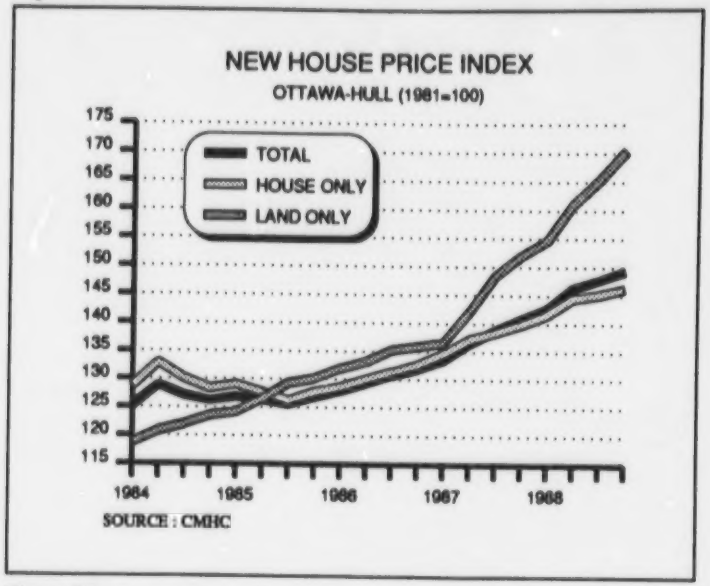
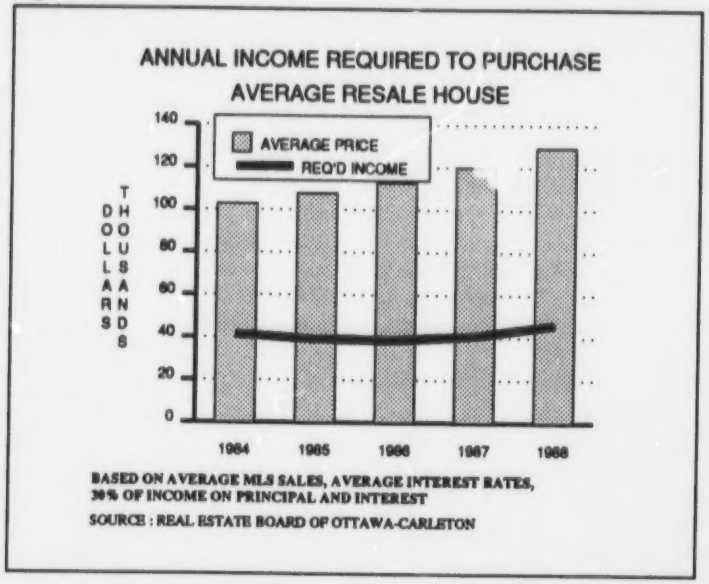


Figure 25



Home Ownership Affordability

With the 7.7% increase in house prices (MLS sales) and a slightly higher average mortgage interest rate, the cost of home ownership increased again in 1988. In 1985 and 1986, house price increases were more than offset by decreases in mortgage interest rates. In 1988 the income required to purchase the average house was $46,030 (assuming 10% down payment and 30% GDS ratio) -- an increase of 13.2% over 1987. The average estimated household income in RMOC in 1988 was $46,292 per year.

PART V - The Outaouais

Starts

Total starts in the Outaouais were up in 1988 by about 1.4% to 2,294 units from 2,263 in 1987. The Outaouais experienced growth in semi-detached and row unit development, but single detached and apartment starts decreased. The apartment sector, which had comprised 50% of all starts in 1986, fell to only a 28% share in 1988. This decline in apartment starts reflects the current oversupply of apartments in the Hull CMA. Starts for single family units decreased by 2.0% from 1987. Starts for semi-detached units increased in 1988 by 9.3%, while row housing starts increased dramatically from 69 starts in 1987 to 146 starts in 1988 (112%).

Market Share

The Outaouais accounted for 22% of all starts in the Ottawa-Hull CMA. This is the same as in 1987 and down from 29% in 1986 and 33% in the peak year of 1985. Prior to 1984, the Outaouais share of starts had been in the 10% to 15% range. The Hull CMA has an estimated 24% of the Ottawa-Hull population.

Figure 26

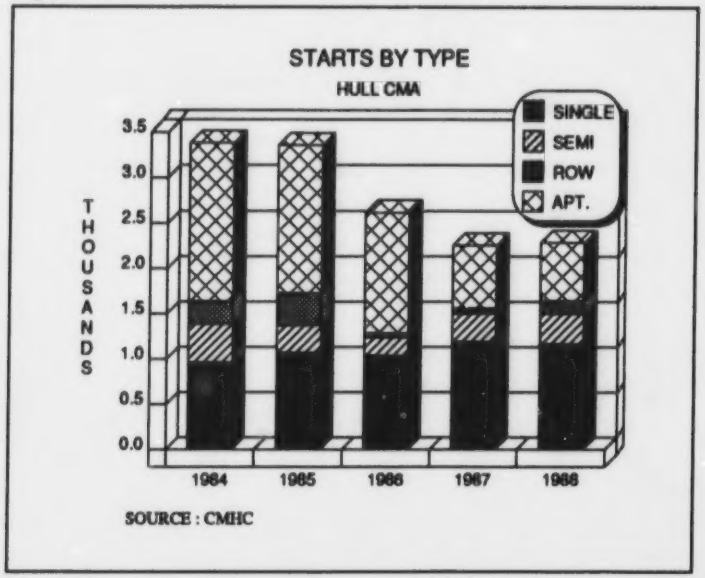
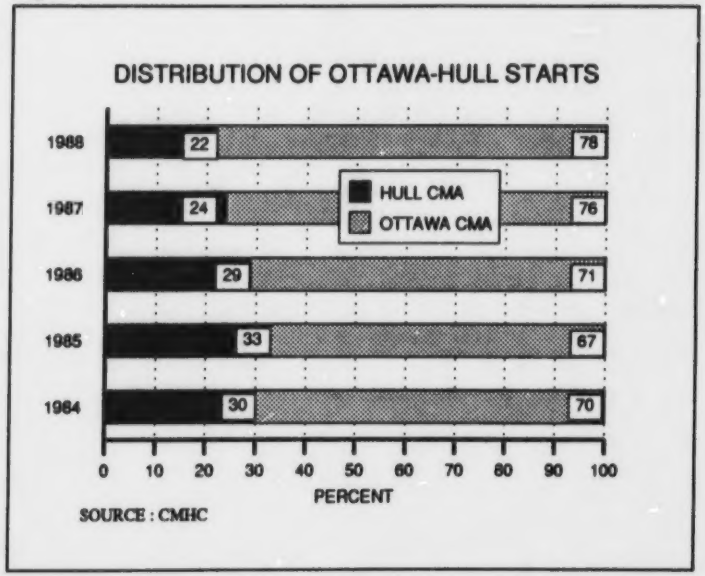


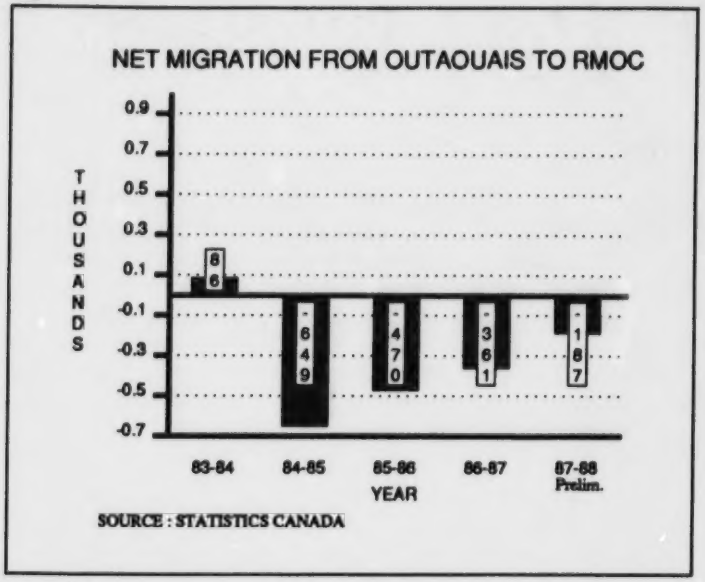
Figure 27



Migration - Outaouais - RMOC

There was a net out-migration of people from RMOC to the Outaouais of 187 (preliminary figure) in 1988. This is the fourth consecutive year that there have been a net outflow to the Outaouais from the RMOC - although the number has declined each year. In the early eighties, migration was in the opposite direction.

Figure 28

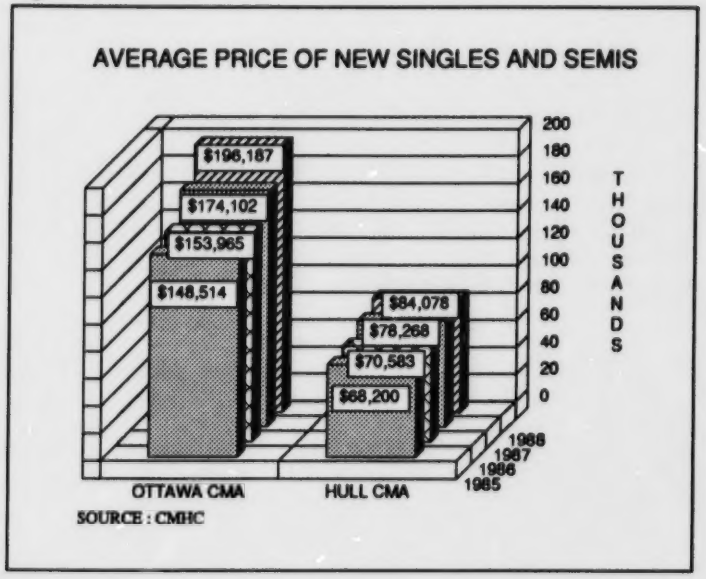


House Prices

Newly completed single detached and semi-detached houses in the Hull CMA were selling for an average of $84,078 in October 1988; up 7.4% from October 1987. As in recent years, this is less than half (43%) of the price of newly completed singles and semis in the RMOC in 1988.

The Royal-Lepage Survey of Canadian House Prices indicates that the price differential between the Outaouais and RMOC is much smaller for existing houses of comparable quality and size. For example, in 1988 a bungalow in the Outaouais was valued at an average of $90,000 while in the RMOC the average was $124,600 for a comparable house. In the City of Hull the same house was valued at 110,000 in 1988.

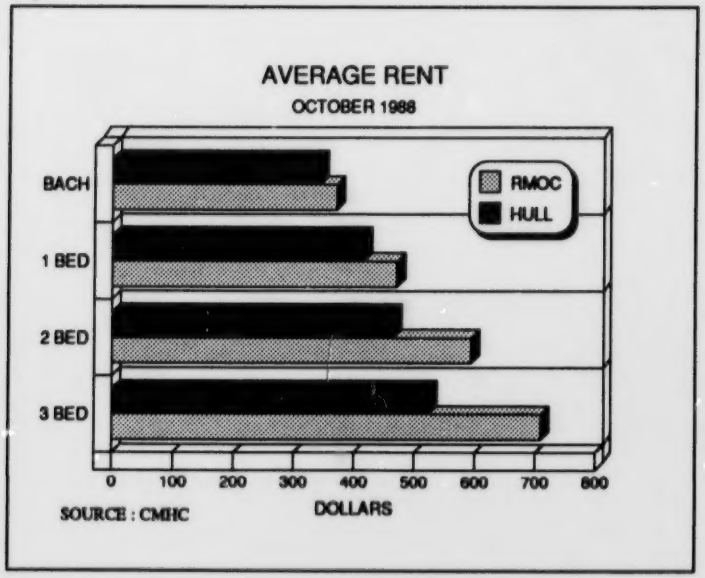
Figure 29



Rents

The average rent in the Hull CMA in October 1988 was $447 - up 3.2% from 1987. Rents ranged from an average of $343 per month for bachelors to $524 per month for three bedroom units. Rents in the Outaouais were 8% to 22% lower than in the RMOC, depending on the size of unit. Larger units were relatively less expensive in the Outaouais.

Figure 30



Assisted Housing

There are approximately 3,500 assisted housing units in the Hull CMA with the bulk of them being in Hull and Gatineau. About 1675 of these units are HLM (habitation a loyer modique) units which are comparable to public housing in Ontario -- i.e. all tenants pay 25% of their income for rent. HLM units are managed by municipal housing offices in each of Hull, Gatineau, and Aylmer. Hull, with 1,055 HLM units, had a waiting list for housing of 421 at the end of 1988. The remainder of the assisted housing stock in the Outaouais is managed by various non-profit and co-operative organizations with mixed income tenants.

The number of assisted housing units in the Hull CMA remains unchanged from 1987 as, according to the CMHC, there were no units completed and only 30 started in 1988.

Appendix A

Production Targets

Table A1

OVERALL TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	5550	5550	5550	5550	5550
CUMULATIVE TARGET	5550	11100	16650	22200	27750
ANNUAL COMPLETIONS	8938	5780	7244	7070	7476
CUMULATIVE COMPLETIONS	8938	14718	21962	29032	36508

Table A2

RENTAL TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	2900	2900	2900	2900	2900
CUMULATIVE TARGET	2900	5800	8700	11600	14500
ANNUAL COMPLETIONS	3384	1879	2490	2335	1512
CUMULATIVE COMPLETIONS	3384	5263	7753	10088	11600

Table A3

OWNERSHIP TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	2650	2650	2650	2650	2650
CUMULATIVE TARGET	2650	5300	7950	10600	13250
ANNUAL COMPLETIONS	6116	4385	4494	4584	5964
CUMULATIVE COMPLETIONS	6116	10501	14995	19579	25543

Table A4

ASSISTED HOUSING TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	800	800	800	800	800
CUMULATIVE TARGET	800	1600	2400	3200	4000
ANNUAL COMPLETIONS	483	386	543	527	294
CUMULATIVE COMPLETIONS	483	869	1412	1939	2233

(data for West Carleton included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

NOTE: These production targets were established in the Regional Housing Statement Update and were approved by Regional Council in January 1985.

Population and Migration

Table A5

POPULATION BY MUNICIPALITY (ASSESSMENT)

	1986	1987	1988
OTTAWA	304,898	305,438	303,747
VANIER	18,638	18,734	18,190
ROCKCLIFFE	2,330	2,326	2,295
NEPEAN	95,180	96,965	97,883
GLOUCESTER	90,783	92,472	93,121
KANATA	27,384	28,624	30,295
GOULBOURN	12,287	12,788	13,099
CUMBERLAND	27,583	28,820	30,164
WEST CARLETON	11,694	11,858	12,301
OSGOODE	11,168	11,433	11,670
RIDEAU	10,248	10,381	10,370
TOTAL	612,193	619,839	623,135

SOURCE: PROVINCIAL ASSESSMENTS

* Figures for 1988 are not end of year figures and should be used with caution

Table A6

NET MIGRATION
TO RMOC

	AGE GROUP					
YEAR	0-17	18-24	25-44	45-64	65+	TOTAL
1983-84(F)	1977	2783	2250	176	398	7584
1984-85(F)	1264	1737	910	40	431	4382
1985-86(F)	702	1651	-263	-64	367	2393
1986-87(F)	1083	1267	788	-100	466	3504
1987-88(P)	2080	1667	1272	-27	596	5588

Table A7

MIGRATION BETWEEN RMOC AND OUTAOUAIS

	83-84(F)	84-85(F)	85-86(F)	86-87(F)	87-88(P)
HULL TO RMOC	1906	1523	1643	1719	1864
RMOC TO HULL	1744	1963	1878	1930	2041
NET MIGRATION	162	-440	-235	-211	-177
GATINEAU TO RMOC	1008	850	810	852	898
RMOC TO GATINEAU	1084	1059	1045	1002	908
NET MIGRATION	-76	-209	-235	-150	-10
OUTAOUAIS TO RMOC	2914	2373	2453	2571	2762
RMOC TO OUTAOUAIS	2828	3022	2923	2932	2949
NET MIGRATION	86	-649	-470	-361	-187

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Migration Estimates from Tax Records for Census Divisions

* Time periods represent approximately May to May
(F)-final; (P)-preliminary

Employment and Earnings

Table A8

AVERAGE WEEKLY EARNINGS (INCL. OVERTIME) OF ALL EMPLOYEES
OTTAWA - HULL

	1983	1984	1985	1986	1987	1988
JAN	N/A	$371.74	$460.37	$472.55	$477.25	$496.37
FEB	N/A	370.89	463.32	466.46	483.82	494.44
MAR	351.15	373.41	464.39	458.86	476.35	499.09
APR	356.80	379.79	461.94	463.36	474.36	506.14
MAY	362.39	391.99	463.16	467.35	474.94	500.44
JUN	366.32	461.84	467.05	476.40	470.57	510.36
JUL	375.60	456.87	468.65	478.36	471.99	514.68
AUG	370.94	460.54	473.27	474.66	478.63	508.97
SEP	368.06	457.86	468.92	471.61	482.31	510.76
OCT	364.36	458.11	471.35	466.68	483.00	506.97
NOV	362.08	461.94	460.78	469.19	494.14	505.77
DEC	366.03	468.97	459.44	478.34	502.00	509.00
AVG.	$364.37	$426.16	$466.05	$470.32	$480.78	$505.25
ANNUAL INCREASE		17.0%	9.4%	0.9%	2.2%	5.1%

SOURCE: STATISTICS CANADA, Ottawa-Hull Statistical Highlights

Table A9

LABOUR FORCE SURVEY
OTTAWA CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE OTTAWA CMA	UNEMPLOYMENT RATE CANADA
1984	458	325	300	26	132	71.1%	7.8%	11.3%
1985	467	331	304	27	135	71.0%	8.1%	10.5%
1986	477	343	317	26	134	72.0%	7.7%	9.6%
1987	490	351	327	24	138	71.7%	6.9%	8.9%
1988	502	366	349	17	135	73.0%	4.6%	7.8%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

Table A10

LABOUR FORCE SURVEY
HULL CMA AVERAGES

	POPULATION 15 YEARS + (000)	LABOUR FORCE (000)	EMPLOYED (000)	UNEMPLOYED (000)	NOT IN LABOUR FORCE (000)	PARTICIPATION RATE	UNEMPLOYMENT RATE
1984	135	87	77	10	48	64.3%	11.2%
1985	137	97	88	8	40	70.2%	8.7%
1986	141	98	87	11	43	69.4%	11.1%
1987	142	104	95	9	38	73.5%	8.8%
1988	143	107	100	7	36	74.6%	6.2%

(Figures adjusted due to 1986 Census Results)
SOURCE: STATISTICS CANADA, Labour Force Survey

Indexes and Interest Rates

Table A11

INTEREST RATES
OTTAWA (1981=100)

		(1) MORTGAGE INTEREST RATE *	(2) CPI	(3) CPI YEAR OVER YEAR CHANGE	(4) REAL INTEREST RATE (1-3)
JAN	1981	15.2%	94.5	11.0%	4.2%
MAY		17.8%	98.5	11.7%	6.1%
SEPT		21.5%	102.3	11.9%	9.6%
JAN	1982	18.1%	105.0	11.1%	7.0%
MAY		19.0%	109.2	10.9%	8.1%
SEPT		17.8%	111.7	9.2%	8.6%
JAN	1983	13.4%	113.7	8.3%	5.1%
MAY		12.6%	115.9	6.1%	6.5%
SEPT		13.2%	118.9	6.4%	6.8%
JAN	1984	11.8%	120.9	6.3%	5.5%
MAY		13.7%	122.4	5.6%	8.1%
SEPT		14.0%	123.9	4.2%	9.8%
JAN	1985	12.0%	126.2	4.4%	7.7%
MAY		11.7%	127.4	4.1%	7.6%
SEPT		11.4%	128.8	4.0%	7.4%
JAN	1986	11.3%	131.3	4.0%	7.2%
MAY		10.5%	132.9	4.3%	6.2%
SEPT		10.5%	133.9	4.0%	6.6%
JAN	1987	10.6%	135.8	3.4%	7.2%
MAY		10.4%	138.0	3.8%	6.6%
SEPT		11.3%	139.7	4.3%	7.0%
JAN	1988	11.2%	141.0	3.8%	7.4%
MAY		10.8%	144.0	4.3%	6.4%
SEPT		12.0%	145.7	4.3%	7.7%
DEC		12.1%	147.1	4.5%	7.6%

* Mortgage rates based on a 3 year term
SOURCE: (1) CMHC, Canadian Housing Statistics
(2) STATISTICS CANADA, Catalog 62-010

Table A12

CONSUMER PRICE INDEXES
OTTAWA CMA (1981=100)

		ALL ITEMS	ALL HOUSING	RENTED ACCOMM.	OWNED ACCOMM.
1984	JAN	120.9	126.2	119.7	132.8
	MAY	122.4	127.8	121.0	135.6
	SEPT	123.9	129.1	123.4	137.0
1985	JAN	126.2	132.3	126.3	140.2
	MAY	127.4	134.2	128.6	141.6
	SEPT	128.8	135.2	131.0	140.9
1986	JAN	131.3	136.7	133.0	143.7
	MAY	132.9	137.3	133.6	144.8
	SEPT	133.9	138.0	135.4	145.4
1987	JAN	135.8	139.8	137.1	148.2
	MAY	138.0	141.2	138.4	148.9
	SEPT	139.7	143.1	140.7	150.5
1988	JAN	141.0	145.9	142.9	154.0
	MAY	144.0	146.8	144.3	155.4
	SEPT	145.7	149.1	147.6	157.3
1988 ANN. AVG		144.5	148.1	145.7	156.6

SOURCE: STATISTICS CANADA, Catalogue 62-010

Table A13

NEW HOUSE PRICE INDEX
OTTAWA-HULL (1981=100)

	QUARTER	LAND ONLY	HOUSE ONLY	TOTAL PRICE
1984	1	118.7	128.7	125.2
	2	120.8	132.9	128.9
	3	122.0	130.1	127.1
	4	123.6	128.4	126.2
1985	1	124.2	129.1	126.9
	2	126.5	127.8	126.4
	3	129.3	126.3	125.7
	4	130.2	127.8	126.9
1986	1	131.9	128.7	128.0
	2	133.2	130.1	129.4
	3	135.3	131.4	130.8
	4	135.9	132.7	131.9
1987	1	136.6	134.7	133.5
	2	142.1	137.2	136.5
	3	148.5	138.4	138.8
	4	152.0	139.8	140.8
1988	1	154.7	141.6	142.7
	2	161.1	144.5	146.3
	3	165.4	145.2	147.8
	4	170.4	146.3	149.4

SOURCE: CMHC, Canadian Housing Statistics

Construction Activity

Table A14

HOUSING STARTS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	3656	184	1937	2222	7999
1985	3089	93	1335	2262	6779
1986	3090	110	992	2199	6391
1987	3991	100	1616	1578	7285
1988	3945	82	1706	2192	7925

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

Table A15

HOUSING COMPLETIONS BY TYPE - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	3908	180	2213	2637	8938
1985	2892	90	1351	1447	5780
1986	3323	111	1045	2765	7244
1987	3601	88	1506	1875	7070
1988	4035	76	1510	1855	7476

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Reports

Table A16

DWELLINGS UNDER CONSTRUCTION AT YEAR END - RMOC

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	1105	50	734	1707	3596
1985	1303	37	673	2556	4569
1986	1071	34	620	1977	3702
1987	1472	44	733	1680	3929
1988	1379	50	920	1840	4189

(data for West Carleton were included beginning in 1987)
SOURCE: CMHC, Local Housing Market Report

1988 HOUSING STARTS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL					ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		OTHER	ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	283	46	249	578	23.6%	169	732	901	36.8%	0	90	392	482	19.7%	66	421	487	19.9%	2448
GLOUCESTER	455	12	44	511	61.0%	122	28	150	17.9%	0	26	106	132	15.8%	0	45	45	5.4%	838
NEPEAN	883	12	189	1084	60.3%	71	200	271	15.1%	0	210	134	344	19.1%	100	0	100	5.6%	1799
CUMBERLAND	912	2	110	1024	92.1%	0	88	88	7.9%	0	0	0	0	0.0%	0	0	0	0.0%	1112
KANATA	558	2	188	748	98.2%	6	0	6	0.8%	0	0	8	8	1.0%	0	0	0	0.0%	762
RIDEAU	149	0	0	149	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	149
OSGOODE	221	0	0	221	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	221
GOULBOURN	220	6	0	226	80.1%	56	0	56	19.9%	0	0	0	0	0.0%	0	0	0	0.0%	282
VANIER	50	2	10	62	62.0%	0	26	26	26.0%	0	0	12	12	12.0%	0	0	0	0.0%	100
ROCKCLIFFE	5	0	0	5	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	5
WEST CARLETON	209	0	0	209	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	209
TOTAL	3945	82	790	4817	60.8%	424	1074	1498	18.9%	0	326	652	978	12.3%	166	466	632	8.0%	7925

Source: CMHC, Local Housing Market Report

Table A18

1988 HOUSING COMPLETIONS BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL					ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		OTHER	ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	386	32	245	663	25.7%	82	928	1010	39.2%	0	186	466	652	25.3%	148	104	252	9.8%	2577
GLOUCESTER	527	20	4	551	66.4%	77	70	147	17.7%	0	94	0	94	11.3%	0	38	38	4.6%	830
NEPEAN	829	12	163	1004	79.5%	28	0	28	2.2%	0	96	131	227	18.0%	4	0	4	0.3%	1263
CUMBERLAND	932	0	80	1012	86.9%	0	0	0	0.0%	0	153	0	153	13.1%	0	0	0	0.0%	1165
KANATA	504	2	132	638	88.0%	15	0	15	2.1%	0	0	72	72	9.9%	0	0	0	0.0%	725
RIDEAU	141	0	0	141	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	141
OSGOODE	202	0	0	202	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	202
GOULBOURN	247	6	0	253	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	253
VANIER	54	4	3	61	61.6%	0	26	26	26.3%	0	0	12	12	12.1%	0	0	0	0.0%	99
ROCKCLIFFE	5	0	0	5	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	5
WEST CARLETON	208	0	0	208	96.3%	0	0	0	0.0%	0	0	8	8	3.7%	0	0	0	0.0%	216
TOTAL	4035	76	627	4738	63.4%	202	1024	1226	16.4%	0	529	689	1218	16.3%	152	142	294	3.9%	7476

Source: CMHC, Local Market Housing Report

Table A19

HOUSING UNDER CONSTRUCTION AT DEC. 1988
BY TYPE, MUNICIPALITY, AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL					ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		OTHER	ROW	APT	TOTAL		ROW	APT	TOTAL		
OTTAWA	81	38	57	176	10.4%	123	645	768	45.2%	0	0	268	268	15.8%	66	421	487	28.7%	1699
GLOUCESTER	177	4	44	225	49.7%	51	0	51	11.3%	0	26	106	132	23.4%	0	45	45	9.9%	453
NEPEAN	301	2	86	389	41.2%	75	200	275	29.1%	0	114	67	181	7.1%	100	0	100	10.6%	945
CUMBERLAND	328	2	53	383	81.3%	0	88	88	18.7%	0	0	0	0	0.0%	0	0	0	0.0%	471
KANATA	226	0	56	282	97.9%	6	0	6	2.1%	0	0	0	0	0.0%	0	0	0	0.0%	288
GOULBOURN	53	0	0	53	48.6%	56	0	56	51.4%	0	0	0	0	0.0%	0	0	0	0.0%	109
RIDEAU	45	0	0	45	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	45
OSGOODE	83	0	0	83	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	83
VANIER	0	4	7	11	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	11
ROCKCLIFFE	4	0	0	4	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	4
WEST CARLETON	81	0	0	81	100.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0.0%	81
TOTAL	1379	50	303	1732	41.3%	311	933	1244	29.7%	0	140	441	581	13.9%	166	466	632	15.1%	4189

SOURCE: CMHC, Local Market Housing Report

Table A20

HOUSING STARTS 1984-1988 RMOC (EXCLUDING WEST CARLETON)
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1984	3861	150	283	4294	51.8%	1024	995	2019	24.3%	508	1128	1636	19.7%	90	256	346	4.2%	8295
1985	3025	83	166	3274	48.5%	515	751	1266	18.8%	398	1345	1743	25.8%	300	166	466	6.9%	6749
1986	3090	100	201	3391	53.1%	215	1150	1365	21.4%	233	894	1127	17.6%	353	156	509	8.0%	6392
1987	3778	98	338	4214	59.7%	339	357	696	9.9%	770	874	1644	23.3%	172	338	510	7.2%	7064
1988	3736	82	790	4608	59.7%	424	1074	1498	19.4%	326	652	978	12.7%	166	466	632	8.2%	7716
TOTAL	17490	513	1778	19781	54.6%	2517	4327	6844	18.9%	2235	4893	7128	19.7%	1081	1382	2463	6.8%	36216

SOURCE: CMHC, Local Housing Market Report

Table A21

HOUSING COMPLETIONS 1984-1988 RMOC (EXCLUDING WEST CARLETON)
BY TYPE AND INTENDED MARKET

	FREEHOLD					CONDOMINIUM				PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	SING	SEMI	ROW	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		ROW	APT	TOTAL		
1984	4088	146	277	4511	50.0%	707	518	1225	13.6%	798	2012	2810	31.1%	391	92	483	5.3%	9029
1985	2808	68	139	3015	52.1%	378	508	886	15.3%	750	743	1493	25.8%	192	196	388	6.7%	5782
1986	3202	95	165	3462	48.3%	204	1008	1212	16.9%	451	1497	1948	27.2%	402	141	543	7.6%	7165
1987	3443	80	343	3866	55.9%	283	435	718	10.4%	627	1181	1808	26.1%	268	259	527	7.6%	6919
1988	3827	76	627	4530	62.4%	202	1024	1226	16.9%	529	681	1210	16.7%	152	142	294	4.0%	7260
TOTAL	17368	465	1551	19384	53.6%	1774	3493	5267	14.6%	3155	6114	9269	25.6%	1405	830	2235	6.2%	36155

SOURCE: CMHC, Local Housing Market Report

Table A22

SUPPLY OF REGISTERED AND DRAFT APPROVED LAND BY AREA
IN DEMAND YEARS

	SINGLES	MULTIPLES	APARTMENTS
INSIDE GREENBELT	1.7	1.3	6.5
KANATA	3.3	5.3	4.6
ORLEANS (GLOUCESTER)	2.0	2.1	19.0
ORLEANS (CUMBERLAND)	1.4	3.6	0.0
BARRHAVEN	0.2	2.1	0.0
STITTSVILLE (GOULBOURN)	10.1	0.0	0.0

(demand based on five year land consuption rates)
SOURCE: RMOC PLANNING DEPARTMENT, Vacant Urban Residential Land Survey 1988 Update

Outaouais Construction Activity

Table A23

HOUSING STARTS BY TYPE - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	973	414	259	1745	3391
1985	1079	298	353	1631	3361
1986	1047	196	52	1327	2622
1987	1202	300	69	692	2263
1988	1179	328	146	641	2294

(The Hull CMA was expanded beginning in 1987)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Table A24

HOUSING COMPLETIONS BY TYPE - HULL CMA

	SING.	SEMI	ROW	APT.	TOTAL
1984	1094	360	254	591	2299
1985	1110	338	354	1927	3729
1986	959	236	48	1542	2805
1987	1299	288	45	1068	2700
1988	1155	326	120	432	2033

(The Hull CMA was expanded beginning in 1987)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Table A25

DWELLINGS UNDER CONSTRUCTION AT YEAR END - HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL
1984	294	134	103	1251	1782
1985	240	92	98	976	1406
1986	326	52	34	828	1240
1987	251	72	29	225	577
1988	275	72	55	363	765

(The Hull CMA was expanded beginning in 1987)
SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Table A26

1988 HOUSING STARTS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	169	12	13	113	307	13.4%
BUCKINGHAM	64	54	0	16	134	5.8%
GATINEAU	576	204	129	293	1202	52.4%
HULL	107	48	0	212	367	16.0%
HULL OUEST	77	0	0	0	77	3.4%
LA PECHE	40	0	4	5	49	2.1%
MASSON	61	10	0	2	73	3.2%
PONTIAC	0	0	0	0	0	0.0%
VAL-DES-MONT	85	0	0	0	85	3.7%
HULL CMA	1179	328	146	641	2294	100%
OTTAWA-HULL	5124	410	1852	2833	10219	

SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Table A27

1988 HOUSING COMPLETIONS BY TYPE BY MUNICIPALITY
HULL CMA

	SINGLE	SEMI	ROW	APT.	TOTAL	PERCENT
AYLMER	171	8	11	59	249	12.2%
BUCKINGHAM	72	50	0	22	144	7.1%
GATINEAU	563	200	88	243	1094	53.8%
HULL	108	58	21	106	293	14.4%
HULL OUEST	68	0	0	0	68	3.3%
LA PECHE	36	0	0	0	36	1.8%
MASSON	63	10	0	2	75	3.7%
PONTIAC	1	0	0	0	1	0.0%
VAL-DES-MONT	73	0	0	0	73	3.6%
HULL CMA	1155	326	120	432	2033	100%
OTTAWA-HULL	5190	402	1630	2287	9509	

SOURCE: CMHC, Starts, Completions, and Under Construction Ledgers

Rental Market

Table A28

APARTMENT STRUCTURES OF SIX UNITS AND OVER
OCTOBER 1988
OTTAWA-HULL CMA

ZONE	BACHELOR UNITS	BACHELOR AVG RENT	BACHELOR 12 MO. RENT CHANGE	BACHELOR VAC. RATE	ONE BEDROOM UNITS	ONE BEDROOM AVG RENT	ONE BEDROOM 12 MO. RENT CHANGE	ONE BEDROOM VAC. RATE	TWO BEDROOM UNITS	TWO BEDROOM AVG RENT	TWO BEDROOM 12 MO. RENT CHANGE	TWO BEDROOM VAC. RATE	THREE BEDROOM UNITS	THREE BEDROOM AVG RENT	THREE BEDROOM 12 MO. RENT CHANGE	THREE BEDROOM VAC. RATE	ZONE AVG RENT	ZONE VACANCY RATE
OTTAWA 1 (Central)	1160	$377	2.4%	1.7%	3702	$498	6.6%	1.8%	1750	$701	1.4%	1.2%	84	$772	8.3%	6.0%	$534	1.7%
OTTAWA 2 (Sandy Hill Lower Town)	630	$368	5.4%	1.8%	1942	$469	4.7%	1.3%	1054	$637	5.5%	1.3%	130	$1,123	22.6%	10.7%	$522	1.8%
OTTAWA 3 (Inner West and South)	503	$358	3.8%	3.2%	2515	$479	8.4%	3.1%	1229	$649	8.9%	2.8%	188	$810	2.5%	5.6%	$526	3.1%
OTTAWA 4 (East End)	419	$364	2.8%	0.0%	5231	$464	5.7%	1.0%	5538	$582	5.4%	1.8%	489	$703	8.8%	1.7%	$526	1.4%
OTTAWA 5 (West End)	629	$369	3.1%	0.9%	4353	$464	3.3%	1.1%	3687	$555	3.9%	1.2%	373	$652	5.0%	0.8%	$502	1.1%
VANIER 6	81	$314	-1.9%	5.1%	1068	$429	6.5%	1.8%	1000	$511	6.9%	2.5%	79	$681	3.3%	12.0%	$471	2.6%
EAST 7 (Gloucester, Cumberland)	107	$439	0.7%	2.7%	727	$527	4.2%	3.1%	1840	$650	3.5%	2.0%	192	$625	2.0%	0.5%	$609	2.2%
WEST 8 (Nepean, Kanata)	118	$406	1.5%	0.0%	1846	$446	2.3%	0.2%	3146	$557	-0.4%	0.7%	316	$597	7.6%	0.3%	$518	0.5%
OTTAWA CMA	3647	$371	3.4%	1.7%	21384	$471	5.4%	1.5%	19244	$594	4.2%	1.6%	1851	$709	6.2%	3.1%	$524	1.6%
HULL CMA	890	$343	2.4%	4.1%	4585	$416	4.8%	3.6%	8896	$465	3.8%	5.2%	933	$524	0.8%	3.2%	$447	4.5%
OTTAWA-HULL CMA	4537	$366	2.7%	2.0%	25969	$461	4.6%	1.8%	28140	$553	2.7%	2.4%	2784	$647	4.2%	3.2%	$509	2.1%

SOURCE: CMHC, Rental Market Survey

Table A29

RENTAL VACANCY RATES - OTTAWA CMA
PRIVATELY INITIATED UNITS

	APARTMENT*	ROW**
1980 APRIL	4.2%	
OCTOBER	3.5%	1.9%
1981 APRIL	2.2%	0.8%
OCTOBER	0.6%	0.2%
1982 APRIL	0.4%	0.1%
OCTOBER	0.2%	
1983 APRIL	0.3%	0.2%
OCTOBER	0.3%	0.3%
1984 APRIL	0.3%	0.3%
OCTOBER	0.3%	0.5%
1985 APRIL	0.9%	1.2%
OCTOBER	0.8%	1.1%
1986 APRIL	1.5%	1.0%
OCTOBER	1.9%	1.4%
1987 APRIL	2.1%	1.4%
OCTOBER	1.6%	1.3%
1988 APRIL	1.9%	1.3%
OCTOBER	1.6%	0.8%

* Structures with six or more units
** Structures with three or more units
SOURCE: CMHC, Rental Market Survey

Table A30

OTTAWA CMA
AVERAGE RENT
PRIVATELY INITIATED APARTMENTS WITH SIX OR MORE UNITS

	1983	1984	1985	1986	1987	1988
BACHELOR	293	314	339	354	359	371
ONE BEDROOM	368	388	420	437	447	471
TWO BEDROOM	452	467	514	540	570	594
THREE BEDROOM	537	567	603	618	668	709
AVERAGE (WEIGHTED)	383	420	457	476	498	524
% CHANGE		9.7%	8.8%	4.2%	4.6%	5.2%

SOURCE: CMHC, Rental Market Survey

Table A31

GAINS AND LOSSES OF RESIDENTIAL STOCK BY TENURE
RMOC - 1986 -1987

TENURE	NEW CONSTRUCTION	LOST PROPERTIES	CONVERSIONS	NET CHANGE
OWN	3312	-63	898	4147
RENT	2046	-645	-38	1363
VACANT	1239	-132	-770	337
TOTAL	6597	-840	90	5847

SOURCE: PROVINCIAL ASSESSMENT DATA, Housing Occupancy Analysis System

Table A32

RENTAL STARTS - RMOC (EXCLUDING WEST CARLETON)

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		RENTAL
1984	508	1128	1636	82.5%	90	256	346	17.5%	1982
1985	398	1345	1743	78.9%	300	166	466	21.1%	2209
1986	233	894	1127	68.9%	353	156	509	31.1%	1636
1987	770	874	1644	76.3%	172	338	510	23.7%	2154
1988	326	652	978	60.7%	166	466	632	39.3%	1610
TOTAL	2235	4893	7128	74.3%	1081	1382	2463	25.7%	9591

SOURCE: CMHC, Local Housing Market Report

Table A33

RENTAL COMPLETIONS - RMOC (EXCLUDING WEST CARLETON)

	PRIVATE RENTAL				ASSISTED RENTAL				TOTAL
	ROW	APT	TOTAL		ROW	APT	TOTAL		
1984	798	2012	2810	85.3%	391	92	483	14.7%	3293
1985	750	743	1493	79.4%	192	196	388	20.6%	1881
1986	451	1497	1948	78.2%	402	141	543	21.8%	2491
1987	627	1181	1808	77.4%	268	259	527	22.6%	2335
1988	529	681	1431	83.0%	152	142	294	17.0%	1725
TOTAL	3155	6114	9490	80.9%	1405	830	2235	19.1%	11725

SOURCE: CMHC, Local Housing Market Report

House Prices

Table A34

MARKET VALUE OF COMPARABLE DWELLINGS
OCTOBER 1987 - OCTOBER 1988
RMOC (SELECTED AREAS)

	DETACHED BUNGALOW			EXECUTIVE TWO-STOREY			STANDARD TWO-STOREY			STANDARD TOWNHOUSE			STANDARD CONDO APT.		
	1988	1987	CHANGE	1988	1987	CHANGE	1988	1987	CHANGE	1988	1987	CHANGE	1987	1986	CHANGE
EASTERN	$119,000	$107,000	11.2%	$154,000	$145,000	6.2%	$130,000	$120,000	8.3%	$75,000	$72,000	4.2%	$65,000	$65,000	0.0%
KANATA	$130,000	$117,750	10.4%	$180,000	$159,000	13.2%	$136,000	$119,000	14.3%	$91,000	$85,000	7.1%	--	---	--
ORLEANS	$113,000	$105,000	7.6%	$175,000	$160,000	9.4%	$127,000	$122,000	4.1%	$88,000	$85,000	3.5%	--	---	--
SOUTHERN	$128,000	$119,000	7.6%	$190,000	$180,000	5.6%	$136,000	---	--	$87,000	$82,000	6.1%	$84,000	$83,000	1.2%
WESTERN	$133,000	$128,000	3.9%	$175,000	$160,000	9.4%	$125,000	$122,000	2.5%	$83,000	$74,500	11.4%	$85,000	$80,000	6.3%
AVERAGE	$124,600	$115,350	8.0%	$174,800	$160,800	8.7%	$130,800	$120,750	8.3%	$84,800	$79,700	6.4%	$78,000	$76,000	2.6%
AYLMER	$86,000	$83,000	3.6%	$141,000	$135,000	4.4%	$89,000	$87,000	2.3%	$61,000	$61,000	0.0%	--	-	--
GATINEAU	$74,000	$72,000	2.8%	$143,000	$139,000	2.9%	---	---	--	--	---	--	--	-	--
HULL	$110,000	$110,000	0.0%	$159,000	$149,000	6.7%	$130,000	$130,000	0.0%	$70,000	$67,000	4.5%	--	-	--
AVERAGE	$90,000	$88,333	1.9%	$147,667	$141,000	4.7%	$109,500	$108,500	0.9%	$65,500	$64,000	2.3%	--	-	--

SOURCE: ROYAL LEPAGE FALL SURVEY OF CANADIAN HOUSE PRICES

Table A35

MULTIPLE LISTING SERVICE SALES
(AREA APPROXIMATES RMOC)

		1984 AVERAGE	1985 AVERAGE	1986 AVERAGE	1987 AVERAGE	1988 AVERAGE	PERCENT CHANGE 84-85	PERCENT CHANGE 85-86	PERCENT CHANGE 86-87	PERCENT CHANGE 87-88
	BUNGALOW	$98,121	$103,727	$110,029	$113,994	$124,109	5.7%	6.1%	3.6%	8.9%
	SEMI-BUNGALOW	$89,645	$87,504	$95,521	$104,808	$114,353	-2.4%	9.2%	9.7%	9.1%
	SPLIT LEVEL	$125,301	$127,349	$129,646	$139,995	$147,181	1.6%	1.8%	8.0%	5.1%
	2 STY	$124,967	$128,934	$133,261	$143,377	$154,184	3.2%	3.4%	7.6%	7.5%
	3 STY	$172,932	$198,036	$185,334	$221,024	$228,975	14.5%	-6.4%	19.3%	3.6%
DETACHED		$114,322	$119,317	$124,365	$132,967	$143,761	4.4%	4.2%	6.9%	8.1%
	LINK	$102,364	$106,539	$106,630	$113,324	$121,627	4.1%	0.1%	6.3%	7.3%
	ROW	$107,212	$106,461	$106,091	$126,419	$120,570	-0.7%	-0.3%	19.2%	-4.6%
	SEMI-DETACHED	$94,746	$99,623	$101,652	$109,323	$119,541	5.1%	2.0%	7.5%	9.3%
ATTACHED		$96,555	$100,921	$102,643	$112,142	$119,963	4.5%	1.7%	9.3%	7.0%
CONDO	APT	$91,995	$89,966	$93,417	$96,360	$104,342	-2.2%	3.8%	3.2%	8.3%
	OTHER	$73,814	$77,850	$81,017	$86,091	$90,834	5.5%	4.1%	6.3%	5.5%
TOTAL	RESIDENTIAL	$102,570	$107,524	$112,449	$119,865	$129,135	4.8%	4.6%	6.6%	7.7%

SOURCE: REAL ESTATE BOARD OF OTTAWA-CARLETON, Annual Report

Table A36

HOUSE PURCHASE COST TRENDS

	MLS SALES ANNUAL AVERAGES	CHANGE IN AVERAGE PRICE	SALE PRICE LESS 10% DOWNPAYMENT	MORTGAGE INTEREST RATES	MONTHLY PAYMENT P & I	ANNUAL INCOME REQUIRED	CHANGE IN REQ'D INCOME	INFLATION RATE	REAL CHANGE IN REQ'D INCOME
1981	$65,160		$58,644	18.2%	$869	$34,745			
1982	$71,506	9.7%	$64,355	17.9%	$939	$37,557	8.1%	9.9%	-1.8%
1983	$86,699	21.2%	$78,029	12.7%	$844	$33,744	-10.2%	6.7%	-16.9%
1984	$102,570	18.3%	$92,313	13.2%	$1,031	$41,232	22.2%	5.0%	17.2%
1985	$107,524	4.8%	$96,772	11.7%	$978	$39,133	-5.1%	4.1%	-9.2%
1986	$112,449	4.6%	$101,204	10.9%	$967	$38,687	-1.1%	4.0%	-5.1%
1987	$119,865	6.6%	$107,879	10.7%	$1,016	$40,647	5.1%	4.0%	1.1%
1988	$129,135	7.7%	$116,222	11.4%	$1,151	$46,030	13.2%	4.2%	9.0%

NOTE: MONTHLY PAYMENTS AND INCOME REQUIRED ARE ESTIMATES AND ARE BASED ON A 25YR AMORTIZATION AND ASSUME A 10% DOWNPAYMENT ON THE ANNUAL AVERAGE

Table A37

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1987

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CMA	$138,100	$158,600	$179,500	$203,920	$170,900	$174,102
HULL CMA	$60,000	$69,600	$80,000	$100,000	$75,000	$78,268

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1988

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CMA	$138,000	$167,100	$201,909	$242,500	$185,700	$196,187
HULL CMA	$70,000	$75,000	$85,000	$95,000	$85,000	$84,078

PERCENTAGE CHANGE IN ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED SINGLES AND SEMIS
OCTOBER 1987 TO OCTOBER 1988

	QUINTILES					
	1ST 20%	2ND 40%	3RD 60%	4TH 80%	50% MEDIAN	AVERAGE
OTTAWA CMA	-0.1%	5.4%	12.5%	18.9%	8.7%	12.7%
HULL CMA	16.7%	7.8%	6.3%	-5.0%	13.3%	7.4%

SOURCE: CMHC, Monthly Housing Statistics

Demand for Assisted Housing

Table A38

OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY
WAITING LIST FOR RENT GEARED TO INCOME HOUSING
1986 - 1988

		TOTAL				90 POINTS or MORE				% WITH 90 POINTS or MORE			
		FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL	FAMILY	SENIORS	SINGLES/ DISABLED	TOTAL
1986	JAN	1418	451	180	2049	656	25	48	729	46.3%	5.5%	26.7%	35.6%
	FEB	1358	454	202	2014	659	24	67	750	48.5%	5.3%	33.2%	37.2%
	MAR	1389	434	199	2022	679	23	47	749	48.9%	5.3%	23.6%	37.0%
	APR	1450	459	230	2139	676	33	56	765	46.6%	7.2%	24.3%	35.8%
	MAY	1309	430	226	1965	605	21	95	721	46.2%	4.9%	42.0%	36.7%
	JUN	1219	404	204	1827	516	21	105	642	42.3%	5.2%	51.5%	35.1%
	JUL	1191	406	222	1819	507	26	111	644	42.6%	6.4%	50.0%	35.4%
	AUG	1211	377	227	1815	530	20	103	653	43.8%	5.3%	45.4%	36.0%
	SEP	1237	398	210	1845	537	15	109	661	43.4%	3.8%	51.9%	35.8%
	OCT	1229	418	207	1854	486	19	110	615	39.5%	4.5%	53.1%	33.2%
	NOV	1033	420	203	1656	401	17	102	520	38.8%	4.0%	50.2%	31.4%
	DEC	1005	358	209	1572	418	16	112	546	41.6%	4.5%	53.6%	34.7%
1987	JAN	1019	371	223	1613	433	14	121	568	42.5%	3.8%	54.3%	35.2%
	FEB	1096	438	224	1758	498	25	137	660	45.4%	5.7%	61.2%	37.5%
	MAR	1171	457	230	1858	534	20	143	697	45.6%	4.4%	62.2%	37.5%
	APR	1244	477	226	1947	573	34	129	736	46.1%	7.1%	57.1%	37.8%
	MAY	1197	430	231	1858	540	25	128	693	45.1%	5.8%	55.4%	37.3%
	JUN	1237	447	233	1917	537	30	121	688	43.4%	6.7%	51.9%	35.9%
	JUL	1165	447	238	1850	518	28	134	680	44.5%	6.3%	56.3%	36.8%
	AUG	1183	473	244	1900	517	35	134	686	43.7%	7.4%	54.9%	36.1%
	SEP	1122	483	236	1841	444	20	123	587	39.6%	4.1%	52.1%	31.9%
	OCT	1076	490	250	1816	488	127	144	760	45.4%	25.9%	57.6%	41.9%
	NOV	1043	458	250	1752	487	114	148	749	46.7%	24.8%	59.2%	42.8%
	DEC	1016	425	239	1680	416	112	134	662	40.9%	26.4%	56.1%	39.4%
1988	JAN	1029	419	247	1695	441	99	129	669	42.9%	23.6%	52.2%	39.5%
	FEB	1118	433	254	1805	458	101	141	701	41.1%	23.3%	55.5%	38.8%
	MAR	1160	450	262	1872	479	110	142	731	41.3%	24.4%	54.2%	39.0%
	APR	1254	439	401	2094	488	88	134	711	39.0%	20.0%	33.4%	34.0%
	MAY	1278	429	444	2151	552	73	167	792	43.2%	17.0%	37.6%	36.8%
	JUN	1315	385	496	2196	591	68	203	862	44.9%	17.7%	40.9%	39.3%
	JUL	1358	323	560	2241	621	50	216	887	45.7%	15.5%	38.6%	39.6%
	AUG	1360	301	577	2238	610	53	240	903	44.9%	17.6%	41.6%	40.3%
	SEP	1365	294	577	2236	643	43	269	955	47.1%	14.6%	46.6%	42.7%
	OCT	1215	251	568	2034	570	33	250	853	46.9%	13.1%	44.0%	41.9%
	NOV	1206	259	593	2058	590	41	251	882	48.9%	15.8%	42.3%	42.9%
	DEC	1208	241	635	2084	573	40	252	865	47.4%	16.6%	39.7%	41.5%

SOURCE: OTTAWA-CARLETON REGIONAL HOUSING AUTHORITY, Priority List Data

Table A39

CITY OF OTTAWA NON-PROFIT HOUSING CORP.
WAITING LIST 1986 - 1987

		FAMILIES	SENIORS	TOTAL
1986	JAN-FEB	798	219	1017
	MAR-APR	922	218	1140
	MAY-JUN	794	190	984
	JUL-AUG	633	203	836
	SEP-OCT	616	201	817
	NOV-DEC	691	171	862
1987	JAN-FEB	973	181	1154
	MAR-APR			1150
	MAY-JUN	1049	116	1165
	JUL-AUG	1180	137	1317
	SEP-OCT	1242	185	1427
	NOV-DEC	1235	144	1379
1988	JAN-FEB	1178	194	1372
	MAR-APR	1152	200	1352
	MAY-JUN	1234	243	1477
	JUL-AUG	1331	238	1569
	SEP-OCT	1053	198	1251
	NOV-DEC	1170	212	1382

SOURCE: CITY LIVING, Application Status Reports

Table A40

REGIONAL DEMAND FOR NON-PROFIT HOUSING BY MUNICIPALITY AND SUBSIDY LEVEL

MUNICIPALITY	MARKET RENT	NON CORE SUBSIDY	SHALLOW CORE	DEEP CORE	TOTAL
OTTAWA	2429	398	2796	1543	7166
VANIER	156	26	361	249	792
NEPEAN	683	80	535	192	1490
GLOUCESTER	309	62	357	207	935
CUMBERLAND	64	3	33	15	115
KANATA	51	6	53	40	150
TOTAL	3692	575	4135	2246	10648

SOURCE: RMOC PLANNING DEPARTMENT, Demand for Non-Profit Housing in Ottawa-Carleton, 1987